

KING EIDER HOMES OWNERS ASSOCIATION

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ANNUAL MEETING MINUTES
Held June 23, 2015

The annual meeting was held June 23, 2015 at River Crossing Church, 3205 Big Trail Dr, Rafter J Ranch, in Jackson, Wyoming.

ATTENDANCE - QUORUM

There were 14 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 5:54 p.m. (according to the CC&R's, pg 6, section c., a quorum is a majority of owners which is a minimum of 12 owners).

OLD BUSINESS

I Reading of the 2014 meeting minutes July 15, 2014

Katie Murphy motioned to approve the minutes as written; Scott Shepherd seconded the motion; all were in favor, the motion passed.

CURRENT BUSINESS

I Accounting

Donna Shepherd gave a recap of the 2014 accounting. She stated that as of 6.23.2015 there is \$5,686.26 in the checking account; \$8,927.16 in the Road Reserves savings account; and we have \$197.10 in accounts receivables.

II Budget

Donna Shepherd presented the proposed 2016 budget which indicates that the dues are adequate to cover the anticipated expenses for the upcoming year. Amy Staehr motioned to approve the budget as presented; Katie Murphy seconded the motion; all were in favor, the motion passed.

III Election of the Board of Directors

The current board is comprised of Donna Shepherd with 2 years remaining; Kent Riemondy with 1 year remaining; and Amy Staehr's term being vacated this year. The membership was asked for any recommendation to fill the vacant board of directors seat. Amy Staehr indicated that Mark Schultheis (not present at the meeting) would be interested in being on the Board.

Amy Staehr made the motion to nominate Mark Schultheis for the vacant board of directors seat which is for a 3 year term; Nancy Porthan seconded the motion; all were in favor, the motion passed.

IV Drainage swales and/or French drains vs Barrel drains

There are 6 areas in the project that that were designed as drainage areas. The locations are listed below:

Lot 37 Cannetta in the common area on the street

Lot 49 SCC/Shepherd - on the northeast corner of the lot

Lot 58 Murphy on the southeast corner of the lot

Lot 40 Carlson in the common areas behind the houses

Lot 41 Porthan

Lot 42 Thompson between the two lots in the common areas on the street

Lot 43 Slater

Lot 66 Rendall in the southwest corner facing the street

There was a lengthy discussion on the drainage in the project.

Scott Shepherd stated that the drainage areas in the common area were completed by the developer, (Too Buds, LLC) prior to the sale of any lots. These areas were swales planted with "natural grasses" intended for drainage. At the time the houses were built, some of these areas were destroyed and never reestablished.

Lot 37 Canetta, lot 58 Murphy and lot 66 Rendell - these lots have had gravel added to the swale areas by the builder, Kasey Mateosky. They appear to be draining adequately. The BOD reported that they authorized the installation of a sprinkler head to be connected to the water line on this lot. Mr. Canetta has agreed to water the common area in front of his lot and wanted to be compensated for the water usage.

Lot 31 Porthan & lot 40 Carlson - the swale area behind their house appears to be functioning properly.

Lot 42 Thompson and Lot 43 Slater - The home on lot 43 has been constructed but lot 42 is still vacant. Mr. Slater asked that the drainage issue on the common area located in front of the two lots be addressed after the house on lot 42 is completed.

Lot 44 Tuthill and lot 45 Staehr are working on their drainage.

Other drainage issues

Lot 47 Geittmann - has a low spot behind the house which needs to be addressed.

Lot 62 Ross & lot 63 Spence - the homes were constructed by Kasey Mateosky. The drainage issues on their lots have not been rectified as of this meeting.

Lot 50 Mateosky - Kasey Mateosky is the owner and will be the builder of the home. He is aware that he needs to address the drainage on this site when construction is completed.

Lots 48, 64 & 65 owned by GTI and lot 49 owned by Summit Crest Construction are owned by Scott Shepherd. He is aware that he needs to address the drainage on his sites when construction is completed.

Other lots

Lot 36 O'Donahue, lot 39 Totaro, Lot 60 Kent, lot 61 Dean - the drainage appears adequate on these lots.

V planting and watering common areas

Owners at the meeting did not like the idea of having the common areas be planted in "natural grasses". They would prefer to see these area be seeded and/or sodded to match the adjacent lot owners landscaping. The common area at the entrance is located adjacent to Lot 48 Murphy & Lot 66 Rendell. Both owners have expressed an interest in having this area seeded and/or sodded. They both are willing to maintain that area but would like to be compensated for the water usage.

Lot 37 Canetta common area (see above)

Lot 42 Thompson & lot 42 Slater common area (see above)

The owners at the meeting understand that there may be a special assessment to cover the cost of completing the common areas. The board was directed to look into the cost of seeding versus sodding these areas. Amy Staehr would report back to the board on all landscaping concerns addressed at this meeting.

VI landscape completion on new construction

All landscaping must be completed to conform to King Eider HOA and/or the Rafter J Ranch landscaping requirement whichever is more restrictive:

Rafter J Ranch CC&R's

Article VII, section 2 (b) page 11

All exterior improvements covered by the specifications contained in the application for which a Building Permit is issued must be completed within one (1) year of issuance of the Building Permit.

Article VII, section 3 (b) page 12 Landscaping, including finish grading and seeding of a lawn, must be completed by the June 1 occurring more than thirty (30) days after the Occupancy Certificate has been issued for that lot.

Please call the Rafter J Ranch office with any questions. 307-307-733-5262.

King Eider CC&R's

Section 7.3 (g) states that "...landscaping shall be completed no later than nine (9) months following completion of construction on any Lot."

In other words, landscaping must be completed within 9 months of the home being completed.

NEW BUSINESS

I Exterior Lighting

Amy Staehr led the discussion concerning the glare from existing exterior lights. The CC&R's Section 8.4 (d) pg 28, states "No light shall be emitted or reflected from any Lot which is unreasonably bright or causes unreasonable glare for any adjacent Owner". She also mentioned that Rafter J Ranch requires one outside light in front of each house that is on a timer/sensor. She further stated that people can buy "dark sky" lights that just illuminate the ground beneath them and don't invade on the neighbors. The Site Committee could also play a larger role in approving the lighting styles and making sure that only the minimum number of lights are on all night.

II Site Committee fees

There was some discussion concerning the fee that the site committee members receive for reviewing plans. The site committee is appointed by the board of directors and is comprised of individual not on the board. The Board is authorized to pay these individuals in accordance with the CC&R's.

CCR's section 6.11. Plan Approval - Fees

A reasonable fee not to exceed \$300 shall be assessed by the HOA and remitted to the site committee to pay for the review of the plans. Said fee may be raised from time to time when HOA determines that it is appropriate and necessary.

Currently, the site committee is comprised of the following people:

Scott Shepherd
Mark Schultheis
Casey West

At this meeting, both Mark Schultheis and Scott Shepherd resigned from the Site Committee. Mark is now a board member and cannot hold both positions. Scott will be building some homes in King Eider and felt it would be a conflict of interests to remain on the Site Committee.

The Board asked for some volunteers to fill these 2 vacancies. Amy Staehr was asked to be on this committee since she was on the board and is very aware of the drainage issues. Amy stated that she would be willing to be on the Site Committee but would donate the fee back to the HOA. Tyson Slater also expressed an interest in being on the Site Committee.

The Board will appoint the Site Committee at the next BOD meeting.

III Noise from Birds

Kent Spence asked Amy Staehr to bring up the noise problem from birds in the project. He felt that an owner that lives on Bridle Dr. is feeding the birds which is causing them to stay in the area. The Board recognizes that this is a problem but do not feel that they have the authority to act in this situation.

ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 6:50 p.m.