

KING EIDER HOMES OWNERS ASSOCIATION

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ANNUAL MEETING MINUTES (adopted)

Held June 08, 2016

At the Rafter J Ranch office

AGENDA

ATTENDANCE - QUORUM

I Meeting Called to Order

There were 17 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 6:07 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 Approval of the 2015 Meeting Minutes

Amy Staehr moved to approve the minutes; Sam Rendall seconded the motion; all were in favor.

CURRENT BUSINESS

I Accounting/Financials

Review of the 2015 year end income and expenses. As of 6.03.2016 there is \$18,141.56 in the checking account; \$13,888.37 in the Road Reserves savings account; and there is a credit of \$343.90 in accounts receivables because an owner paid their dues in advance of the billing.

The checking account balance is high because it includes the 2nd quarter road assessment of \$1,650 that has not been transferred from the checking account to the savings account; and the common ground landscaping special assessment of \$6,600 is still in the checking account waiting to pay the invoice.

II Budget

The proposed 2017 budget was presented which indicates that the dues are adequate to cover the anticipated expenses for the upcoming year.

Amy Staehr moved to approve the minutes; Nancy Porthan seconded the motion; all were in favor.

III Exterior Lighting

All exterior lighting in King Eider must conform to the Teton County lighting standards which is "Dark Sky" down lighting. The Board will contact the owners that have lighting that do not conform.

IV Common Area Landscaping & Drainage

The two common areas that are being landscaped should be completed this summer. There will be a rock drain by lot 37 (Canetta) that should take care of the road drainage issue. That area will also be used as snow storage in the winter.

There will be another special assessment for common ground landscaping/drainage in the area in by lot 42 (Thompson) and lot 43 (Slater). The improvement will not be completed until the home on lot 42 has been built.

V Site Committee Approval and Fees

The board would like to remind all owners that any changes to the exterior of the home (color change, additions, decks, fencing, or all new construction, etc) must receive King Eider Site committee approval first before going to the Rafter J Site Committee for approval.

Site Committee fees will mirror the Rafter J Ranch fees which can be found on their website.

King Eider Site Committee

Amy Staehr
Tyson Slater
Casey West

VI Election of the Board of Directors

The current board is comprised of Donna Shepherd with 1 year remaining; Mark Schultheis with 2 years remaining; and Kent Riemondy term being vacated this year.

The membership was asked for any recommendation to fill the vacant board of directors' seat.

Donna Shepherd nominated Kent Riemondy to fill the 3 year vacant Board position; Sam Rendall seconded the motion; all were in favor.

Board of Directors

Kent Riemondy 3 year term
Mark Schultheis 2 year term
Donna Shepherd 1 year term

NEW BUSINESS

I Clean up vacant lots or lots

Owners are reminded to clean up construction debris from any vacant lots or improved lots.

II 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.

Clean up after dogs

Please clean up after your dog and make sure you take the doggy bag with you. Make sure that your dog does not go on other lot owner's property.

Parking

There is no "on street" overnight parking in the subdivision. All cars must be contained in the driveway.

Trash Cans

Trash cans can only be left out for a 24 hour period.

Site Committee Review Fee

The board was asked to investigate whether all owners of homes constructed in the subdivision, paid a site committee application fee to King Eider HOA.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:07 pm