

Call to order: Saturday December 20, 2025, at 10:05 am

Pledge of Allegiance: Virginia Bell

Roll Call of Officers: Vickie Brooks, Virginia Bell, Diane Bright, Barb Cambell is on Facebook live

Manager's Report

Office: Janice Hoskisson indicated the office is doing better. Reach out if you have any questions.

Board President Vickie Brooks gives updates on what Luis does

Maintenance: Luis- Front door lock was replaced, For the past 8 years, he is the only person on call 24/7. If any questions come and ask. We have not had any emergency/water leaks. Landscapers are removing leaves until the end of February. The contract is up in December, and we will be signing them again. This year there will be a \$120.00 increase. To lower cost Luis controls the fertilizer; we will be fertilizing one more time this winter. Health Department all inspections are good. We have passed.

New resurfaced roads have been painted by Luis and Jerry. Solar Lights have been added to the Cottonwood pathway, When Chuck was President Luis put in 12 lights, if more are needed, we can look at that.

The Board is evaluating a way to control the heavy trucks coming in. The cost for a 30x30 sign is \$130.00 per sign.

Speed bumps have been mentioned for coming up with some solutions for speed, which the board will address at a later date..

Water is off throughout the park, they get turned on sometime in April depending on the weather.

Question: do the homeowners spray for weeds or is it Luis, Luis does this with the landscapers.

Committee Update:

Activity Committee: Maria-went over past few months activities. We had the Halloween parade, Turkey dinner for Thanksgiving, Candy making class by Cindy, Cookie exchange. Upcoming for the new year will be; The Great Cookoff in the spring, and the Potato Bar will be coming up, look for the sign up sheet. With the upcoming election in March, we will have a Meet and Greet to learn more about the candidates. Newsletter Steam Roller has raised the price of printing; we will raise the price for the advertising to keep cost down.

Improvement Committee (HIC): Absent from meeting

ACC Committee: Absent from meeting

We need Volunteers for our committee

Old Business

Club House new hours starting January 1,2026 will be 7:00 am to 10:00 pm. This includes the kitchen for renting it out.

Pool: we will be closing the pool on October 15th of each year.

New Business

Upcoming elections for new Board Members will be in March. We are in need of (3) three new board members. We asked that they reside at the park 50% of the time. Curtis Koster has given his resignation as a Director on the Board.. We will be sending out requirements and a questionnaire for those interested in being on the Board to ensure people are qualified.

The HOA dues are due on the 1st of the month, we give a 15-day grace period. For this month only, we will not add a fee until Tuesday, December 22, 2025. At that time the fee will be \$30.00.

The board has decided we will be closing the office Thanksgiving and Friday, the day after also, on Christmas day and the day after.

Financial Report:

Treasurer: Barb Cambell is on the phone going over the cash flow. The bottom line is we spent more than we brought in. We quickly had to withdraw funds from our Wells Fargo Reserve Account in order to pay outstanding bills. We then cashed out our (2) CDs at Alta Bank so we could replenish the reserve account. The Wells Fargo Bank has

been closed and the remaining funds have been transferred to the new Reserve Money Market account at Cache Valley Bank.. Barb has opened a contingency account at Mountain America Credit Union to be used for unexpected expenses. The (3) accounts are now Cache Valley Operating, Mountain America Money Market contingency and the Cache Valley Reserve.

Barb went over the expense report and projected amounts for the coming year. Barb came up with the average expenses and average income for 2025. The revenue was almost \$5,000 less than what was paid out for expenses this year. We will be looking at ways to cut costs. We still have bills to pay for December, and we still have some dues to be paid.

Any questions: Dave Comerzan asked if we are getting 2 signers on all CD's that are being cashed out. Barb replies: we now have 2 signers on all bank accounts.

There are (2)two owner accounts behind on paying dues, and we are working with our Attorney to resolve these delinquencies.

Barb will be sending out financials every quarter, and the Board will be working on a budget committee.

The key fobs will work on the back door and front door during business hours. If you want a new key fob it will be \$25.00 to replace the key fob it will be \$100.00.

Open Forum:

When is the meeting in March: always the 3rd Saturday 10:00 am

Jake Chamberland: 70 Redbluff-Asking to be on the top of the renters list. His wife Sadie has a great opportunity with a great paying job to move back home. The home is up for sale currently. However, they would love to rent so they can move back east. Her job starts January 5th 2025. The board has discussed this and we will talk after the meeting.

Adjournment: December 20, 2025, At 11:00am

Complied by Secretary: Diane Bright