

Minutes of
Swiss Village East Board Meeting
Saturday, October 14, 2023
Home of Lonnie Petroskey

Call to order

Call to order by president Brad Whalley at 10:00 AM

Members present: Mark B, (zoom) Lonnie P., Rick M., Ralph C., Brad W., Stephanie K. Lisa Perkins,

Absent: Nicole Sherman., Chris Peron

Visitors: Al Leach, Donna Criscione

Donna expressed a couple of concerns to the board concerning possible signage to help slow traffic on West Village and also trying to limit short term rentals with a possible percentage of existing home owners. The board will take both under advisement.

Minutes of last meeting called for approval. No additions or corrections are noted

Motion by: Stephanie

Second by: Ralph

Approved: Yes No

Swiss Village East Amendment project

1) **Draft 7 board approval needed:** Mark B lead a discussion on the new draft Restrictions and Regulation citing several points new to the draft since our public meeting in September. The most discussed was the two tiered dues system that is currently in place and when the new single tier would be implemented. It was decided that the single tier should be implemented with the next years dues deadline regardless of the outcome of the vote due to legal issues surrounding the language and current laws governing precedent of which documents actually supersede others in an organization like SVE. It was also decided that a letter should go with the new dues structure explaining the rationale for the equalizing of the dues. Mark will check with Tracy to see how much the dues can be legally within the current document language.

2) **Date for Vote 2024:** A discussion as to the timing of the vote for the new Restrictions and Regulations was lead by Brad with Mark also giving advise based on the last round of voting for the corporation documents. It was decided that the presidential letter would go out at the beginning of the year outlining the time table for the voting process. Ballot packets would then be mailed no later than the first of February for a vote to take place no later than 90 days from that date. The date for the vote was set at May 18, 2023 The vote time frame may be extended another 90 days if the number needed is close. The board also discussed the need to set up an implementation of the new restrictions by the board as well as when the execution of the new restrictions will begin.

3) **Communication Letter from the Board, Emails. Phone calls leading up to the vote:**

It was suggested that calling and face to face meeting with neighbors in each section to begin sometime in March to try to reach the required 2/3 approval in each section by the May deadline. It was also suggested that Nicole send a couple of emails to property owners a few weeks apart reminding owners of the importance of returning the ballot. The meeting date for the vote was set at May 18. Lonnie will try to get the ski patrol room reserved for the May 18th date.

A motion to approve draft 7 was made by Ralph and seconded by Stephanie and the vote carried with no dissent.

New Board Member Vote: The slate of board members for the upcoming year was discussed. The only new member will be Kelly Biddle taking the place of Julie M. who resigned.

A Lonne P made the motion to accept the new slate of board members with a second by Ralph C. The motion passed with no dissent.

Budgets for Next year by committee – Done by 12/1/23 This is a must. Brad emphasized the need for each committee to submit a “possible” budget by the end of the year. This is mandated by current corporation documents for our financial reporting.

Committee Reports:

Finance: Lonne P : Lonne reported a Balance as of 9-30 of \$25,949.08. YTD expenses were \$9770.41 with the bulk of the expenses coming from lawn care and mailing expense.

Dues collected totaled \$16,364.22 which included \$3300 in back dues. Typical income is around \$12,500. Also discussed, what dues would be on an equal distribution. Lonne estimated 230 lots at \$55 per lot would net around \$12,375, or \$125 less than currently typical.

Our total in savings is \$20,490.77 / Checking \$5,458.31

Some future expenses to include state fee of \$750; Snow plowing \$1200 and mailing for ballots estimated at nearly \$4000.

Motion to accept the financial report by Ralph was seconded by Lisa. The motion carried without dissent.

Lonne also suggested that the board donate \$100 to the ski patrol for use of the room for the past meeting in September. Stephanie made the motion to donate \$100 to the ski patrol with a second from Lisa. The motion carried without dissent.

Grounds and Maintenance: Brad

Brad reported that posts at the playground had been replaced and recommended that cross members also be replaced due to weathering.

The overlook parking lot is also in need of attention with new posts and railings. Brad and Lonne recommend using cedar for longevity.

Lawn care will be negotiated after the first of the year with current service providers.

The cost of maintaining Cory Court was brought up with possible suggestion of charging residents more for snow plowing since the board covers that cost. Suggestion was tabled until after the vote in May.

Social: Nicole

No report was made.

Architectural: Rick – Letter was sent to Ed Buchanon on Clearview about the trailers and cloth hoop house being used for storage asking for those items to be removed. Would like to send a stronger letter because nothing has changed. We also need to send out first letters to some other property owners about the same issues. Brad agreed to work with Rick on language of the letters.

Container home is at least in place. Not sure how soon anything else will be done. Rick agreed to call Jill Ramírez of Three Square to try to find out what the current time frame is for finishing the structure.

House on East Village has footers and some block laid up.

Believe an offer has been made on Ryan Hill Top home as well as Bryan Adams home on Hill top.

No permits issued since July meeting

New Business: Rick also reported on revised building permit that Brad, Lonne, and Rick worked on. After going over the permit with the board, Stephanie made a motion to accept the revised permit as our new permit with a second by Lisa. The motion carried with no dissent.

Just an FYI from Stephanie, Mary Durcynski of Edelweiss Ct. passed away and a family member now lives there with no drivers license, driving a Doge Magnum. Be careful.

Old Business: New Park sign / Trash pick-up service /

There is a new sign up at Johnson Park but spelling is wrong so will be replaced.

Stephanie still working on the trash pick-up service.

Adjournment

A motion to adjourn was made by Lonne with a second by Ralph. Motion carried by acclamation.

Saturday, January 13 is our next meeting date at Lonne's house 10:00 AM