

Minutes of
October 12, 2024
Swiss Village East Board Meeting
Saturday, October 2024
Home of Lonnie Petroskey
Call in #1-605-468-8001 Pass code 538739#

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

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

Absent: Nicole S. (sick), Chris P.

Visitors: Brian K., Al L., Curt S., Bill and Liz R.

Minutes of July meeting called for approval. There were no additions or corrections.

Motion to accept the minutes by: Stephanie K. Second by: Lonnie P. Motion approved

Board Member Elections: Up for re-election were the following with no one else from the Association submitting names:

Rick McCarren

Nicole Sherman

Lisa Perkins

Brad Whalley

Email notification not received by Mark and Ralph. Kellie not on email distribution, please add. Check for others.

Motion to accept the Board Member Elections by: Lonnie P. Second by: Rick M. Motion approved

Implementation of R&R section reviews of pages 40-51:

Still in progress to complete. The final R&R should accompany the President's letter to be issued in January.

Committee Reports:

Finance: Lonnie: Budget update January 1, 2024 thru September 30, 2024.

Checking account balance of \$10,103.53, Savings account balance of \$18,602.74. Total overall balance stands at \$29,636.27. Lonnie indicated that upcoming bills for insurance and snow removal for \$1,959 due this next quarter.

Dues collected up to 10/1 include \$3k in liens. 80% of property owners have paid dues in full.

Lonnie stated that liens are placed on delinquent dues at the 3-year mark.

Discussion to not increase the dues for next budget year by 10% was agreed upon.

Brad motioned to keep the dues the same, with a second by Stephanie. The motion passed.

Owner changes: Stephanie's Lot 35 sold to Georgia family in blue house, Lucy and Emilio.

Grounds and Maintenance: Brad – Replacement of split rail fencing at overlook park should be completed this fall or in spring. Only need walking width area and room for mower on the side. Al will donate use of tracker and drill.

Stephanie added that we should address dead trees to be taken down, both on personal property and on easements. The Road Commission is good about taking down but only Monday thru Friday. Brad will check with Burt at Road Commission.

Social: Nicole (sick): Nothing major to report.

Architectural: Rick:

A. Ed Buchanan Clearview violations regarding trailers and Hilltop construction lot 191

B. Container house update – Bill R. shared he would like to be in by December, rough inspection passed, outside is done, builder replaced, laid down mulch near drain field, working on railing for stairs, carport to be constructed with 8’ by 6’ panels with Arborvitae placed on roadside. R&R states two sides and back required.

C. East Village construction

D. Alpenhorn Update – Mark has 90% of roof done, needs siding and windows, build permit updated. Rick stated we have the right to inspect and outside must be done as stated on permit.

E. Clearview Update – Dan Ryan has house up for sale at \$359k

F. Building permit update – Rick sent out updated permit. R&R states builder has 12 months from when hole is dug to finish build.

G. Violation letter – Rick to send violation letters regarding trailers, pop-up travel trailer, political banners, temporary building, etc., notices via email based on new R&R with enforcement January 1st, 2025. Rick made motion and Stephanie second motion.

Rick expanded violation letter to 9 pages. Curtesy notice is sent first, 1st violation notice, 2nd violation notice, then final violation notice with fines to ensue sent as first class mail with photos included. Recipient has 30-day response period between each letter. It needs to be signed and returned to committee. Brad will contact Nicole on where to put violation letters. Possibly google drive. Clearing trees before obtaining permit is not compliant, nor is removing more than 30% of the trees. Brad recommended creating a “Compliance Committee” Ralph made motion and second by Rick.

New Business:

Report on Spectrum cable and internet service – Rick, no response back from Bob Parker.

Report on possible management company – Rick

Possible HOA software - Brad to discuss with Bill R. In the meantime, we can scan and upload documents into iCloud or website.

Evaluation of stop signs – Stephanie called county, and we have been added to their list.

Old Business: Events calendar

President’s letter to include verbiage of updated R&R with web address of signed R&R to be sent in January.

Statement of Dues to be issued in January.

Round Table:

Brad shared that to be R&R compliant we need to:

- A. Get down to seven board members effective January. Ralph and Chris are stepping aside.
- B. Get up to date on record retention digitally.

- C. List on website and have property owners share with renters things you can do then list items not compliant with HOA R&R. Items to address shall be speed limits, burning, quiet hours, snowmobiling, etc.

Mark asked what is required to keep on hand in the budget for legal. Per Brad and Lonnie, we are required to keep 10% of expenditures on hand. Checking is to spend. Board discussed future spending ideas to consider such as garbage collection, hiking paths in park areas, park cleanup, roof over picnic table, fenced in dog park, cleanup at Edelweiss & Alm Court easement.

Ralph mentioned we need to add "East" to Edelweiss sign for google maps, GPS, and 911 to avoid two-track seasonal road. Brad will add to his list of items to discuss with Burt of Road Commission.

Adjournment

Brad asked for a motion to adjourn.

Motion by: Lonnie P. Second by: Stephanie K. The motion passed without dissent.

Kellie Biddle
Secretary, Swiss Village East Property Owner's Association