

HRRMC Board of Directors Meeting

Minutes May 15, 2014

Mats called the meeting to order at 4:02 pm and a quorum was determined.

Present: All present except Tom Kraft and Galen Lutz who were excused.

Guest: John Poetzel and Jerry Halverson

Notes from the President:

Tom Kraft on the mainland until October and Mike Hardin is now Road Maintenance Committee Chair.

Meeting Minutes:

March 20th meeting minutes read by board before meeting. Correction made. April minutes stated in error that neighbor to the south has a deed that shows he has access to Ranchos' roads. Should have read "claims" his deed shows he has access to roads. Claim to be followed up. Motion by Tammie to accept minutes as corrected. Celine seconded the motion. All approved.

Treasurer's Report:

Tammie presented the report. To date the majority of people who have not paid are only late on current fee. To date we have collected \$1,794.65 less in 2014 than 2013. Fifteen letters of intent to lien have been sent out. Notice sent to person listed on tax rolls. Mats has attorney looking at our lien document to make sure it is written correctly.

Lien Fee Revision:

Result of discussion was approval to increase fee to \$225.00. Amount of lien fee along with "is an avoidable cost" wording to be included in Intent to Lien notice.

Road Maintenance Report:

Mike reported that Kyle was out of oil. It was noted that last time Kyle was given an advance it was to buy enough oil to complete Ranchos roads. Completion of fog sealing hopefully will be by the end of June. Mike to continue survey of roads still needing fog sealing or a redo. Ladd with his experience in road work is to assess Kyle's quality of work. Also Ladd to keep an eye on Kyle while he finishes the work.

Road signs are here. Mats picked them up. Ladd in process of putting up signs. Ladd doing property aprons and is almost done.

Mowing easements: Discussion on more efficient mowing of easements. Mike suggested using a wider mowing track. Mike questioned the amount of mowing Ladd is accomplishing within the 16 hour time frame he assessed. Linda suggested that Ladd should use a more effective and efficient pattern so all easements are

mowed regularly. Mats said we need to give Ladd direction for the best way to mow easements. John noted that the consuming amount of time to weed wack and blow corners has to be considered in the assessment. Mike to follow up.

Other Issues:

Tapa Drive roadblock breached. Boulders moved; now a through way. Mats suggested we get a heavy equipment operator to bring in larger boulders. Mats to research cost of boulders. Don mentioned concrete posts with chain, but posts would have to be on our property.

Audit:

Celine has determined that the only available auditor would be from Taketa, Iwata, Hara & Associates, LLC. Discussion ensued regarding type of audit to be performed and cost. Several board members are concerned about cost and question the need for a yearly audit. Tammie said the feedback from owners is that too much spent on items other than road maintenance. Maiki suggested if we do the compilation (lowest cost), we still get the information needed to determine any irregularities. Mats agreed. Since by-laws state that we do a yearly audit, it was suggested to change the by-laws.

Would use newsletter to ask owners how often we should have an audit. To be discussed further. Don motion to do compilation of financial records for the year of 2013 only using the firm Taketa, Iwata, Hara & Associates. Phillis seconded it. All in favor.

Office Upgrades and Work Day

Will get rid of old copier. Tammie to find a place to donate copier. Office clean up day to be divided into tech and paper groups. Don will call owners of file cabinet and ask them remove it. Computer wiring needs to be streamlined / organized. Office needs deep cleaning. Celine to hire someone for deep cleaning. No motion necessary.

Celine to oversee deep cleaning. Linda, Celine and Maira will sort through paperwork. Tech cleanup to follow.

Annual Newsletter

Newsletter needs to go out 40 days before annual meeting. Mats will not edit newsletter this year. John Poetzel kindly volunteered to be editor. He needs a firm deadline for articles with plenty of lead time (i.e. not a week before). Articles are to be submitted by next month's meeting. Article changes and Tammie's financial report through June 30th to be signed off at July meeting and sent to be printed. Newsletter to be mailed out by the end of July. Linda needs to determine who is on the ballot this year.

No more business. Motion to adjourn. Approved.

Respectively submitted by Linda Somers



Adjournment: 5:20 pm

Next Meeting June 19, 2014 at 4pm