

**Minutes of the Annual Membership Meeting of the Goat Hill Property Owners (POA) Association  
March 9, 2024**

A meeting of the board members of the POA was held at 3:06PM at the Goat Hill Community Park on March 9, 2024

The meeting's business was to discuss: Introductions, Financial Report, Management of Violations of our Restrictions, Covenants and Conditions (RC&Cs), Neighborhood Improvements, New Agenda Items, Miscellaneous and Next Meeting.

The meeting was called to order by Andrea Cramer, President of the Association. As authorized by the Bylaws, the President presided as the Chairman of the meeting.

**Introductions**

Members introduced themselves.

Reading of the minutes from the last annual meeting were read (June 5, 22); approved.

**Prior Agenda/Old Business Items & Status:**

**Financial Report:** Treasurer's report was given by Dana Chamberlain

Beginning Balance as of January 2024:		\$5,749.19
Income: Yearly dues and transfer fees:		\$7,375.00
	<u>Expenses</u>	
	2023 park property taxes:	\$ 182.78
	Office expenses (stamps, envelopes, mailouts):	\$ 172.83
	Park maintenance:	\$ 350.00
	Donations to MLVD:	\$ 500.00
	Liability insurance for Board Members:	<u>\$2,455.00</u>
Total expenses for 2023		\$3,660.61
Bank balance as of January 2024:		\$5,749.19
	<u>Expenses</u>	
	Stamps:	\$ 132.00
Income to date:		\$5,425.00
Expected Income:      Outstanding dues:		\$3,350.00
	<u>Expected Expenses</u>	
	Liability insurance for Board Members:	\$2,500.00
	County taxes:	\$ 200.00
	Office expenses:	\$ 200.00
	Park maintenance:	\$ 600.00
Current Balance as of March 9, 2024:		\$15,011.38

• **Management of Violations of our RC&C's:**

- RVs are only allowed on the property for 3 days if there is not an actual home on the property. It was noted that a homeowner has been living in his RV since July 2019, this has been addressed.

- Unless the property is in a flood zone, home will be 1000 sq feet and on a foundation.
- All structures, not including fences, must be approved by the architectural committee.
- If the BOD considers an official course of action against a violation, it will cost up to \$3500 for a letter to write/send a cease-and-desist letter.
  
- **Neighborhood Improvements:**
  - New roof for the mailbox cluster: We have a quote from Stephen's Roofing (\$1,450 for a shingled roof/\$1,980 for a metal one); we need at least one more quote. Dana Chamberlain offered to get a quote.
  
- **New Agenda Items:**
  - Nothing at this time
  
- **Miscellaneous:**
  - Nothing was mentioned
  
- **Next Meeting**
  - Next BOD Mtg: TBD
  
- Meeting adjourned at 3:46PM
- Members Present
  - Andrea Cramer – President
  - Dana Chamberlain – Treasurer
  - Heidi Dennis - Secretary
  - Sandy Johnson – Member at Large
  
- Attendees
  - Russell Johnson
  - Steve Rodgers
  - Rosemary Jasso
  - James and Lisa Stautzenberger
  - Steven Ringley
  - Sonja Graves
  - Joe Dupree