

PALMER SUBDIVISION HOA

Palmer Subdivision HOA Board Meeting Minutes

Date: June 4, 7:00 PM MST

Location: Zoom Meeting

Board Members Present:

- Jeremiah McGuire, President
- Tyler Oester, Vice President
- Andy Martsolf, Treasurer
- Lindsey Grannis, Secretary

Meeting Called to Order: The meeting was called to order at 7:05 PM MST by President Jeremiah McGuire.

Approval of Previous Minutes: The minutes from the previous meeting were emailed to the President and approved without amendments.

First Order of Business - Bylaws Draft Adoption: The Board discussed adopting the current draft of the Bylaws. Andy Martsolf motioned to adopt the current draft. The Board agreed that some adjustments are needed. Discussion was held on term limits for initial board positions. Andy Martsolf proposed staggered terms to ensure continuity during budget adoption years. The adoption of Bylaws was tabled until the next board meeting scheduled for June 18th.

Next Steps: The Board agreed to focus on drafting the Articles of Incorporation and the 9 governing policies for the next meeting.

ACC Guidelines and Rules: The ACC committee needs to reconvene to formalize the document. Acceptance of ACC guidelines was tabled until the next board meeting.

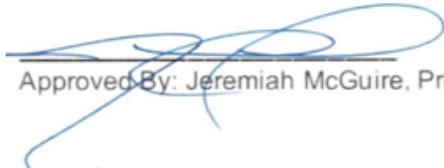
Water Board Documents - Palmer HOA Irrigation Information: The Board reviewed documents provided by Christian Sabia. Several edits and adjustments were discussed. Further discussion on implementing fines was tabled until the next meeting.

Common Area HOA Perimeter Fence: Jeremiah McGuire reported that the repair and replacement of the perimeter fence was not included in the reserve fund. He mentioned speaking with a fencing company estimating a lifespan of 15 years and a cost of approximately \$100,000. Andy Martsolf suggested exploring the idea of transferring ownership of the perimeter fence to lot owners with common area fence on their property. This proposal will be further investigated and discussed with an attorney during the review of governing documents. A vote on this matter may be proposed at the Annual Meeting in October.

Opening a Bank Account for the HOA: Board agreed that Lindsey Grannis; HOA secretary and Andy Martsolf; HOA treasurer will both be authorized signers on the Palmer Subdivision HOA's bank accounts. They agreed to reconvene after Andy's return from vacation to proceed with opening a bank account for the HOA.

Adjournment: There being no further business to discuss, the meeting was adjourned at 8:10 PM MST.

Minutes submitted by: Lindsey Grannis, Secretary


Approved By: Jeremiah McGuire, President

6/14/2024
Date


Approved by: Tyler Oester -
Vice President

June 14 2024
Date