



High Star Ranch Annual Meeting Agenda

Monday, March 8, 2021 – Reconvened April 12, 2021

6:00 pm MST, Willow Room & Zoom

March 8, 2021

Ryan Edmonds

Pam Leveck

Rich Walsh

Earnie Redfearn

Dean Serra

Tony Sweet

Deborah Horne

Kim & Heber Steed

Tom and Melanie Schiemer

Jeff Martinez

Bob Hardy

Bills Ipad

Kerry Feldmann

Brendan Coyle

Brad Stevenson

Andy Cordray

Lincoln Calder

Ann Webb

Dan Lockwood

Monica Myrick

Deborah Edwards

Kathryn Gundersen

Gary Siddoway

Todd

John Kleinfelter

Debbie's phone

Bob Ward

Marilee Ward

Bob Ward motion to approve meeting minutes from 2020 Second by_____ approved by all.

Garrick provided a budget summary for 2021.

Reviewed the upcoming dues changes for homeowners and homeowners received a letter stating the changes and how it would affect them. Retroactive dues will be seen in April. The dues increase is to cover the transition of moving from developer payed staining of the cabins to the association now paying the expense. A portion of the increase is also related to reserve funding.

Pool will be seasonal from Memorial Day to Labor Day. Hot tub could be year-round but need Tom to confirm.

Main building and weight room to the club house are now complete. Nothing is officially open. A newsletter will be sent out when it is complete.

Deborah suggest an agreement for the association for a maximum number of times the clubhouse can be closed and rented out by Tom's company.

Ann and Scott Webb -Management has not responded to any emails. All Seasons HOA Management explained some of the set-up issues and provided our emails for staff members as well as the link for the dashboard.

Could we create a homeowner contact list? Yes, ASHM will create a volunteer base Google document if you'd like to sign up please email admin@allseasonshoa.com and a link will be sent to you.

Are more units being developed? 18 more residential lots this year. No additional plans at this time.

Would you rather have an assessment or raised dues to cover the cost of staining the homes? 5-year rotation to do 2-4 every year. Depends on how the CC&R's are written and whether any lots have been platted.

Suggested to have meetings separated by associations/neighborhoods.

Monday at 6pm is a good time to reschedule when Tom is available.

Who is responsible for the pond? The developer still has ownership and control over the pond. It sprung a leak and was leaking into the building. Developer is doing their due diligence on repairs options.

Meeting adjourn 7:11pm with the plan to reconvene with Tom is available.

April 12, 2021

I. Call Meeting to Order at 6:08PM

Bob Ward 15

Wladyslaw Janowski 44

Ryan Edmonds 2

Tony Sweet 41

Earnie Redfearn 55

Joel Cohen and Sarah Golman 21

Rich and Deb Walsh 22

Brad Stevenson 4

Carol Hardy 49

Michelle Eastman 10

Heber Steed 10

Deborah Wilhelmy 5

Andy Cordray 42

Scott Webb 5

Lincoln Calder 48

Dean Faulkner 2

Jared Higgins 3

Pam Levesque 36

Tom Grimmit 11

Melanie Schiemer 4

Steve Sprenger 1

Deborah Edwards 45

ASHM

Carissa Nosack

Garrick Malin

Amy Short

Mike Williams

II. Additions to Agenda

1. Training grounds for horses.

III. Approval of Meeting Minutes

IV. Financial Review

1. Garrick provided the financial review for the year
2. Questions were asked and answered regarding the budget

- a. How is the snow removal being divided on the main roads? How are main road vs driveways and sidewalks being distinguished? All of the main roads are under the master associations. Cabins and neighborhoods collect funds and contribute to the master funds. It is time to go back through the governing documents to adjust as the development has grown
- b. Roads are private roads
- c. What does the Landscape contract cover? Common areas of master association
- d. When will the bar and the restaurant will be open? Undetermined at this point in time. The State has changed the mask mandate effective April 10th. Restaurants are scheduled for June 10th. Potentially July 1st for the restaurant depending on what the state allows.

V. Developer Reports

- 1. Pond
 - a. The water keeps disappearing but it also keeps coming back
 - b. The pond project will continue through the summer and into the fall with possible dredging.
 - c. Army corps of engineers has approved the fly-fishing pond/stream.
- 2. Clubhouse/Pool
 - a. The developer controls the pool/clubhouse. The developer has decided to take a different direction with the Clubhouse/pool and will not assess dues. We will allow for an opt in option for membership to the clubhouse/pool. Fees will be prorated the through the end of the year. Call Paula next week and she will arrange a tour starting next week to tour the facility.
 - b. The pool/clubhouse will move to an optional "membership" \$500 a year per household prorated this year. Memberships are limited to Homeowners ONLY
 - c. There will be a Open House on May 31st for all owners regardless on if you have a membership or not.
 - d. Funds already collected to pay for that expense will be credited to homeowner accounts.
- 3. Training grounds for horses
 - a. There will now be a recovery place for horses who have had surgery on the grounds now.
 - b. A stage coach will also be here as well as Clydesdales. There are plans to be in the Oakley rodeo and offer free rides.

VI. Owner Comments

1. What is the plan to hand over the property to the HOA management? If anyone would like to volunteer to be on the master association board, volunteers are being accepted
2. Turnover takes place after 95% of the lots of the whole development have been sold.
3. Developer is considering multiple associations since the cabins have a unique situation from the single-family homes. Developer is still working through all the details and deciding which way will be best.
4. Developer wants to have adequate reserves for the associations to ensure the handoff is done correctly.
5. Need to rename Spring Hill because someone is already using that name.
6. The price of lumber is outrageous right now.
7. All but 3 houses on Thorne Creek are sold. 60 more will be built.
8. Cabins are located on the mixed-use portion of the plat.
9. Are there any updates to trails? The trails will mostly remain the same. A slightly rerouted entrance will be needed at the bottom entrance.
10. Plans for a museum 10,000 sq. foot across from the clubhouse with its own parking.
11. Could we get a dog poop bag and trash stations at the trailhead for hikers to clean up after their dogs? Yes, developer will make that happen.
12. How about a dog park, or park for kids? Dog park is in the works. Park for kids has been discussed with the city and the old administration was against it. Hopefully the new administration is more open to it.
13. Bocce Ball is the court at the clubhouse that you may not recognize.
14. Is anyone interested in a HS off Road Club? Some Homeowners are interested in Razors, jeeps and enuro dirt bikes planning an event after mud seasons.
15. Possibility for a hotel between the DeJoria center and pool club house.
16. Could someone please keep us informed on the status of the pond every few weeks to the homeowners who live on the pond?
17. Bills for the 2nd quarter went out April 1st.

VII. Adjournment: motion to adjourn by Bob at 7:32pm approved by all