

EFE HOA: *MINUTES*

of the JUNE 01, 2025, MEETING of the BOARD and MEMBERS

1. Introduction; Attendance; Quorum (Ken Huls, President) Meeting declared open and called to order at 4:02pm. Three of three board members present. Attendance taken. Greater than 10% of lots present. Quorum declared.

2. Member Recognition (Ken Huls) General recognition for all members who helped out with the Hamilton matter and for those who are helping our community return to the peaceful atmosphere we typically enjoy.

3. New Members - Welcome! (Ken Huls) New Members were welcomed as follows:

- A. Brett and Leslie - lot 8
- B. George and Kelly - lot 30
- C. Brando and Ysela - lot 79.

4. Financial Report (Laura Klump, Treasurer)

- A. Operating account has \$4,452.62
- B. Savings account has \$56,036.33
- C. Total collected this year for special assessment and homeowner dues: \$49,140.00
- D. Zoom subscription \$167.74
- E. Special work for roads \$14,400.00
- F. License filing for state \$35.00
- G. Snow removal \$1,300.00
- H. Fire mitigation \$5,032.00
- I. Liability Insurance \$890.83
- J. Office supplies \$10.66
- K. Postage \$29.20 - (Ken Huls noted that he has additional receipts for reimbursement re mailing/postage and will provide to Laura Klump.)
- L. Printing and mailing for the Hamilton ballots - reimbursed for full amount by Chris Hamilton.
- M. Member asked a question about fire mitigation and what that covers. Ken Huls advised that has been covered in prior meetings and will be discussed further under the CWPP portion of the meeting.
- N. Attorney's fees \$7,432.50 - final bill paid nothing further open.
- O. Website expense \$128.45
- P. Total expenses \$30,047.53
- Q. Collected interest \$25.41
- R. Account receivables: Recently received additional amount of \$1321.15 not included in the report. \$12,720.00 in open account receivables. Laura Klump has sent emails to member lots that owe money and some have paid but others have not.

[NOTE: There was a brief pause in the recording of the meeting due to an IT problem and its resolution. No agenda items or other business were discussed during this short period.]

5. Committee Reports:

a. Road Committee - Sean Hembree will be leaving the committee; volunteer/s sought (Sean Hembree; Tom Richards; Ken Huls)

1. *[The Committee Report was temporarily tabled to allow time for Tom Richards to join the meeting. The delivery of the committee's report followed the Architectural Committee Report.]*
2. It was noted that Sean Hembree is not present - Ken Huls indicated that with Sean leaving there will be a vacancy on the committee. The committee should have 3 or more members.
3. Ken Huls indicated that there has been member feedback about road conditions - potholes and washboarding, as well as the potential need for additional road base in various areas.
4. Tom Richards noted that there are some high traffic areas that needs some work and this is to be expected after the winter. Due to the mild winter and the previous work by Neils we do not have to address some historical issues such as roadway edge erosion and undermining.
5. Ken Huls advised he has already contacted Neils to arrange for a drive through in order to assess spring/summer road maintenance needs and will follow-up on this.
6. Ken Huls made general statements, in conjunction with Tom Richards, that maintenance needs should be light with road base reinforcement of small potholes and intersections with heavy traffic along with any necessary dredging of culverts.
7. Tom Richards stated that he will be moving some large rocks and boulders from ditches and removing some gravel from culverts. Reminder for membership to keep an eye on the culverts in front of their lots to ensure that there are no rocks or other blockage.
8. Peggy Lewis asked about the status of the "contract" for spring and summer road maintenance with Neils - Ken Huls noted that we are not working on a contract basis with them, but work agreed upon, and will be reviewing recommended and necessary work with Neil's in order to determine what needs to be done along with projected cost.

b. Architectural Committee (Peggy Lewis; Barb Hembree)

1. Peggy Lewis stated that she sent out a reminder to members that they need to get in touch with the Architectural Committee before doing work to ensure that it fits with the Covenants.
2. Barb Hembree will be leaving and there will be a vacancy on the committee. There are some members who have volunteered to assist and this will likely not happen until after the annual meeting. Names will be provided at that time. The committee needs a minimum of three people and currently there are only two members, Peggy Lewis and Amy Rice.

c. Community Wildfire Protection Plan (CWPP) Committee - volunteers sought to re-constitute the committee (Ken Huls)

1. Ken Huls stated that there is no one on this committee right now. Stage 3 was completed. This has been a long term fire mitigation effort in three phases to allow for sight lines for emergency services and widening the fire break.
2. This year most of the work was paid for by grant money and we only spent about \$5,000 in order to receive over \$20,000 of professional mitigation work.
3. Tom Richards reminded members to be proactive to take a look at trees on their property and take efforts to remove dead trees that are in danger of falling on the power lines. LPEA should be contacted about trees near power lines.

6. Acceptance of Board Secretary Mike Neith's Resignation - volunteer sought to fill vacant Board Secretary position as Interim Secretary until the Annual Meeting in August (Ken Huls)

1. Mike Neith has resigned from the HOA Board but will still be a member of the community. Ken Huls thanked Mike for always stepping in when needed during this incredibly busy time and during the past 2 years.
2. Ken Huls indicated that there are three board members left so there is still a constituted board with quorum, but it would be helpful to have someone step in for the vacant board positions on an interim basis and encouraged interested members to contact the board.

7. Planning for August Annual Meeting and Election of New Board; Options - discussion of implications and options in the potential absence of sufficient Member interest in serving on the Board (Ken Huls)

1. Ken Huls indicated that he will not be present for the annual meeting and that members were needed to fill the Board positions. He strongly encouraged members to consider running for the Board.
2. Ken Huls stated that a Nominations Committee is needed with a board member heading the committee. The Board will work on this and will provide more information about this topic.
3. Budget committee - more information to come from the Board.
4. Audit committee - Laura Klump will be working with community members to complete the audit and more information will be provided.
5. Peggy and Jim Lewis indicated that they had names of community members who wanted to assist with the committees and end of the year items. Ken Huls asked them to email the Board with the names of the interested members.
6. Christine Richards stated that she was willing to volunteer to head the Nominations Committee and would work with the Board to determine eligibility for the committee and any nominations.
7. Ken Huls stated that while he was optimistic that members would volunteer for the committees and the Board going forward, he further advised that he thinks it is wise to have a discussion about hiring a management company to assist the HOA going forward due to lack of member interest in board and committee positions to date and historically.

8. Delinquent Member Accounts Update (Ken Huls)

- A. Ken Huls indicated that the Lewis's had provided the name of a law firm which had previously worked with the HOA in reviewing and updating the HOA

documents to ensure that we were legally compliant. He has contacted the law firm in order to initiate a similar review and compliance update so that we may begin to pursue and collect delinquent member accounts in compliance with current law. We should be moving forward on this now that time will allow as it has been and remains the only major issue with the annual budget/s. He will provide updates.

9. Clearnetworx: planned installation of area high-speed, fiber internet network - *ad hoc* update

- A. Ken Huls asked if anyone had further information on this as Mike Neith had previously been tasked with this subject but is no longer on the board. There was no response.

10. General Member Comments: Time permitting, the Board President may at his or her discretion provide an opportunity for Members to bring up brief ideas, thoughts, questions, or concerns regarding topics not on the current meeting agenda but relevant to the EFE Community and its Members. This is not a forum for lengthy discussion but may result in future agenda items.

- A. Ken Huls asked if anyone had limited comments at this time.
- B. Peggy Lewis asked if there was a place for the annual meeting or if it would be done virtually. Ken Huls stated that he would review emails to see if someone had volunteered to host. Peggy stated that she had names of people who would be willing to host and Ken asked Peggy to forward the names to him.

11. Adjournment (Ken Huls)

- A. Ken Huls made a motion to adjourn the meeting. Laura Klump seconded and the meeting was adjourned.

NEXT EFE HOA MEETING:

***** ANNUAL MEETING - SUNDAY, August 10, 2025 @ 4:00 PM MTN - DETAILS TO BE ANNOUNCED**