

## Meeting Minutes for Polo Ridge Homeowners Association Annual Meeting 3/13/2022

2:10 - Meeting called to order by President Lloyd Nickson

Members Present - Lloyd Nickson, Susan Thomas, Ric Paulsen, Karen Keep, Jessica Jacobsen, Ryan Jacobsen, Eric Olson, Eric Vogler, Kristi Vogler, Kevin Moore, Dana Shaver, Jon Shaver, Lise Nelson, Paul Nelson, Greg Link, Fonda Link, Marie Boisseau, Dion Plamondon, Jason Plamondon, Dave Short, Jan Short.

Previous year meeting minutes were not available for approval

Topics that were discussed

- What is the maintenance agreement with Surf Pines HOA in regards to what our yearly access fee pays for? Are we responsible for the maintenance of the North side of Surf Pines Lane or is the Surf Pines HOA responsible for that? Follow up with Surf Pines HOA is needed.
- Discussion of paying for the water meter at the entry gate of which we don't use any of the water because the irrigation system is inoperable. Discussion resulted in the decision to disconnect the meter and no longer pay for the meter. If an irrigation system is re-established at the entryway then connection of the water meter will be re-evaluated.
- Discussion of the concrete barrier at the entryway which protects the NW Natural vent pipe. Possibility of planting some bushes in front of it so it's not so visible at the entryway.
- A motion was made and seconded to seek a bid to fix the electrical connections/lights on 2 of the 4 posts at the entryway. Motion was voted on and passed.
- A motion was made and seconded to remove the iron hardware at the entryway. Motion voted on and passed.
- A question was asked about the land swap between the HOA and the horse barn and if that agreement was ever done in writing. The concern was that the HOA may lose property by way of "squatters rights" if the agreement hasn't been formalized. Follow up is needed.
- 2022 Budget was presented, motioned and seconded for acceptance and was voted on and passed. Current budget allows for maintaining the status quo. Further discussion is needed on whether to raise HOA dues or to equally share in the cost of projects as they are needed. HOA BOD will research and follow up with members.
- Discussion of extending the time trailers can be parked on driveways. Initial discussion was to extend it to 2 weeks, further discussion was to extend to 1 week. Discussion on whether CCR's had to be changed in order to do that. New HOA BOD to send out a survey monkey to members to get a feel on whether to proceed with this and how. Follow up to members should be in 1 month.

- HOA BOD to seek a bid for resurfacing of the common roads.
- Nominations for President were taken. Brian McCarthy was nominated as President and was voted in. Brian shall be added as the President to the HOA website, paperwork and the US Bank account. Lloyd Nickson will be removed as President from the website, paperwork and the US Bank account.
- Nominations for Vice President were taken. Eric Olson was nominated as Vice President and was voted in. Eric shall be added as the Vice President to the HOA website, paperwork and the US Bank account.
- Discussion of forming a neighborhood clean-up committee.
- Discussion of the legality of the hunting that occurs on the South side of Surf Pines Lane at Hwy 101. Although disruptive to our neighborhood when it occurs, the hunting of elk on the private property south of Surf Pines Lane is legal. The authorities have been called many times and are aware of the hunting practices and we have been told by them that the hunting is legal.
- New HOA BOD to set up a time to meet and discuss how they would like to proceed forward.

Meeting adjourned by Lloyd Nickson at 3:45