

Mt. Index Riversites Community Club, Inc.
Board of Directors Meeting
March 12, 2022

Board members present: Mark Bollman, Lora Cox, Kathleen EckartLove, Travis Ferguson, Gary Johnson, Dave MacFarlane, Christina Miller, Darcy Niedermeyer, Peter Spoerl, Mat Williams

Absent: Brent Corey, Rebecca Davis, CJ Holmes

Owners and guests: Julia Akin, Nathanael Chappelle, Pat Ferguson, Don Gerend, Taylor Lightfoot, Mary Anne Meng, Anita Schultz, Earl VanBuskirk

Call To Order: Mark Bollman called the meeting to order at 9:05 AM.

Opening Remarks and Announcements (*Mark Bollman*)

Board members and guests were emailed today's Agenda and Treasurer's Report. There are 10 board members present but the president doesn't vote so we'll be looking for 9 votes today.

Executive Committee Report (*Mark Bollman*)

Executive Committee members include our president, vice president, secretary, and treasurer. Thanks to Christina for looking up all the assessed values and checking for new owners. Top priority today will be to agree on 2022-23 fiscal year budgets for Upstream and Downstream so we can calculate our annual assessments and get SLK Accounting started on preparing invoices. We also need to mail letters announcing the Annual Meeting of Property Owners and solicit nominations for Board of Directors service. Lora won't be with us next month so we will need a volunteer to take notes at the April 9th meeting.

Treasurer's Report (*Darcy Niedermeyer*)

All expenses presented to us have been paid.

Bank of America checking balances are:

Downstream \$91, 603.49

Upstream: \$51,182.29

Collections Update / Legal (*Gary Johnson*)

Since the last meeting, we have had a major accomplishment. The Probate process has been completed for the Gregory Parks estate. He owed us about \$13,000 when he died. His property subsequently sold for about \$24,000. We realized that probate needed to be opened for us to have any chance of getting money out of the estate. Our attorneys advised us that we could open probate, and we did so and were able to complete the process before the statute of limitations ran out. Consequently, we will

receive all of the money we are owed for assessments and legal fees. The balance will go to the State of Washington.

Roads Downstream (*Mat Williams*)

Mat Williams said Downstream roads are good now. There are a few potholes.

Roads Upstream (*Dave MacFarlane*)

Paul filled potholes with the tractor and used the grader from Highway 2 to Alder Loop Road. He also removed a large spruce tree that fell across Wits End Road.

Green Gate (*Mark Bollman*)

Mark reported that Universal Equipment replaced the relay switch to the magnet lock and it's fine now. We ordered a new beeper too.

Other Reports & Information (*one minute, please*)

No other Reports or Information.

Priority Business

Mark Bollman: ***"Move to approve the February meeting minutes as posted on the web site."***

The motion was unanimously approved.

Yes – 7

No – 0

Abstain – 2 (Dave and Peter were absent in February)

Gary Johnson: ***"Motion to approve the Ingress and Egress Easement Agreement for Parcel No. 27102800200100 for the price of \$30,000 as presented by the law firm of Helsell Fetterman."***

The motion was unanimously approved.

Yes – 9

No - 0

New Business

2022-23 Assessment: Darcy provided a worksheet detailing expenses and income for the last completed four quarters. It was agreed that for fiscal year 05/01/22 - 04/30/23 assessments for Upstream should not exceed \$148,033 and Downstream should not exceed \$68,313. Mark and Darcy will work with downstream board members to work out more details and report back via email.

Discussion Topics

The Annual Meeting of Property Owners will be May 14th.

Nominations for board positions are due on April 1st.

Parcel 00526100501400. Discussion of that parcel is tabled at this time.

Closing Remarks

The next meeting will be April 9, 2022 at 9:00 AM.

Adjournment

Mark adjourned the meeting at 10:03 AM.

Respectfully Submitted,
Lora Cox