

Legra's River Country POA  
Board Meeting via (Google Meet)  
1/8/2025

Call to order 6:05pm

1. Approval of Minutes – All board members approved Dec 2024 minutes.

New and Ongoing Business

1. Additions / changes to agenda.

- Board discussed finding someone to clear roads and salt them in their current condition and upcoming snow.
  - Todd will call Halsey ice removal for emergency clearing and if that is cost prohibitive or not available we inquire with Juan about hiring him for hand removal of ice and lay down salt. The board's initial cost ceiling is \$2000 to clear and salt/brine main roads where current residents are at this time. Discussed routes to get the estimate.
- Richard still has not received data from the liability insurance. He will continue to follow up with the various agents.
- Member response from mailing:
- Complaints:
  - We received a complaint that all communication should be by mail. Board discussed but did not agree with complaint; Board supports allowing owners to opt for which form of communication they would prefer.
  - Discussion on emergency assistance email from owner Jose Guzman about being locked into their home due to road conditions and downed tree. Side by side can exit but no vehicles. Response from Todd with an update.

2. Reports from actions approved Dec 11.

- a. None

3. Financial report: receipts and disbursements

- a. Get data from Anna to include 2024 Q4.

4. Budget development

- a. General

- i. Discussion of annual lot fees for both improved and unimproved.
- ii. Discussion of current fees paid by owners before board was elected with records turned over by the previous board.

- b. Annual assessments

- i. Unimproved lots should be billed at \$150 as per current bylaws.
- ii. Improved lots should be billed at \$225 (150%) as per current bylaws.
- iii. Owners with multiple lots are required to pay assessments per lot as recognized by the POA and agreed upon by the board.

- c. Special assessments

- i. Will need to come back to topic until budget is finalized and valid road estimates to return roads to standard is completed which.

- d. Income from last
    - i. Get data from Anna
- 5. Letter to owners – status of mailings, responses from owners. Website – feedback from owners.
  - a. List of owners, maintenance of list, mailings and updates.
- 6. Set date for the next Board meeting and possible date for a general meeting of members.
  - a. Wed Feb 12<sup>th</sup> 6pm.

The meeting concluded at 8pm.