

Zion View Mountain Property Owners Assoc.

BOARD MEETING MINUTES

January 22, 2005

MR. HALL's HOME – LAS VEGAS, NEVADA

1. President's Call to Order and President's Report – see notes below re firehouse, snow removal

Members present	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Meet called to order at 2:00	Present	Present	Present		Present via telephone		

2. Secretary/Treasurer's Report

a. Approval minutes Board meeting 11/6/04

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Approve minutes with amendment	Yes	Yes	Yes			Yes	

b. Correspondence

i. Winter email regarding January storm – responses positive/appreciative of notice of winter storm and general damage.

c. Treasurer's Report

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Approve treasurers report	Yes	Yes	Yes			Yes	

d. Reimbursements/Request for Payments

i. Heater \$1129 reimburse Bill

ii. Jenson's Law Office for amount of \$_____ (representation at July 3, 2004 POA meeting re ByLaws?) Kathy will mail letter

iii. Bill made invoice for Jan \$150/bay = \$300 per month -- Kathy to bill CMFD on a monthly basis

iv. Insurance on dump truck – received billing \$237.53 due date Feb 2, 2005

a. Application for duplicate title for truck

b. Write bill of sale dated and write Steve

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
To keep insurance on the dump truck until title and registration officially transferred, make payment for entire amount with timely cancellation of policy once Steve Horan transfer has taken place. Bill to go to Utah DMV to see if bill of sale will suffice for	Yes	Yes	Yes			Yes	

transfer of ownership or if the is a release of responsibility of application. If no answer to this question then we shall pay bill in time with request for reimbursement.							
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3. Old Business

- a. Re Update on condition of Fire Station
 - i. Heating – purchase, piping to be put in in next 3 weeks
 - ii. Electrical – disconnect switches ordered
 - iii. Locks – not yet changed, due to not knowing if water company wanted to get in, purchased dead bolt lock
- b. Fuel tanks sale to the ZVMWC – should receive check next week from ZVME
- c. CCR 6th revision review newsletter draft - to go forward in earnest to obtain an estimate the cost of opinion re Utah law and then send CCRs and our method to go forward with the voting to lawyer before we go forward with distribution of 6th revision draft of CCRs, with contact via telephone or email to approve cost
 - i. letter of opinion process of CC&Rs with lawyers estimate on cost for Research and opinion letter with estimated cost for review from new lawyer to address the question on the legality of the process of changing the CC&R. – phone call to attorney, left message, out of town, to call back
- d. Appointment for board of director vacancy – advertise in the newsletter for vacancy...must be member.
- e. Lease of fire station by ZVMWC – negotiation on lease language conducted with President of ZVMWC. Gabor to rework wording of lease will email to Kathy who will forward to the water company.

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
To receive from ZVME monthly rate of \$151 until the lease is negotiated	Yes	Yes	Yes			yes	

4. New Business

- a. Private snow removal to cattle guard with parking area in ZVME from Strawberry Valley/Milt Farney for possible lease or purchase and/or communication to Forest Service for parking lot outside the fence – talked to snow removal contractor and manager – they were not ready to give estimate. Snow Removal Manager is contacting forest service to ask for area for parking area near ZVME. POA to sponsor snow

removal two times during winter, Thanksgiving and week between Christmas and New Year. Should others want to have snow cleared then we would need to generate special use fund with those interested. Only remove when 6 inches have fallen, may require two removals??

- b. Ken - generate letter – backing a resident of ZVME for race of County Commission. Names and address with Pres and VP of each of the POA on the mtn...Bill will provide.
- c. Tax situation

Motion by Gabor Second by Ken	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Conduct an interest inventory for donations by property owners to hire an attorney to fight taxes and property assessments that at here via newsletter and website with explanation of the tax issues 1. recreational taxation 2. resident vs non resident 3. dif between taxes and assessments for special service district – why pay taxes. 4. being increased 24% with no recorded county budgetary need.	Yes	Yes	Yes			Pass	

- d. Property Taxes - no record of receipt of tax bill for 2004, may be due to address change down to PO Box in Cedar City – Kathy to contact Kane Co. to change address, request amount of tax plus any penalty for late pay.
- 5. Association Members Input Forum (this meeting was not posted)
 - a. Sign/In Signature Sheet - none
 - b. 3 minute restriction of speakers
- 6. Property Owners Input Forum
 - a. Sign/In Signature Sheet - Derrell Obenhaus present as representative of ZVME.
 - b. 3 minute restriction of speakers
- 7. Adjournment with meeting Feb. 28, 2005 at 6:30 p.m. at Ken’s house with possible meeting in Vegas weekend of March 19-20, 2005.