

Zion View Mountain Property Owners Assoc.

BOARD MEETING MINUTES

July 9, 2005

MR. Gabor's HOME – ZVME Utah

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

Members present	Szekeres	Obenhaus	Hall	TBA	King	Quorum	Fail
Meet called to order at 12:57	Yes	Yes	Yes		Yes	Yes	

2. Secretary/Treasurer's Report

- a. Approval minutes Board meeting (April, June – May meeting cancelled due to weather/road conditions)

Motion by Gabor Second by Ken	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Approve April and June minutes	Yes	Yes	Yes			Yes	

- b. Correspondence Received

- i. Survey response from April Newsletter (97 received):

- a. Entertainment Committee - 2
- b. POA to fight taxes - 20
- c. Contribute to Snow Removal Fund - 6
- d. Board Vacancy - 0

- ii. letter re: CC&Rs – response sent via email June 05

- iii. Email/letter from (3 POA member)and (1 non POA member) calling for suggestions to address winter parking

Motion by Ken Second by Kathy	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Write a letter to Milt Farney in Strawberry for purpose of winter parking and purchase for \$1. ZVPOA will foot the bill for development and maintenance of parking area	Yes	Yes	Yes			Yes	

- iv. POA member agreed to do August newsletter to include entire text of 7th revision proposal CC&Rs – need to review process for official voting. Newsletter articles need to be emailed to me by August 1, 2005.

- v. Property Owner and Prospective POA member – would like to join POA but would first like to review the by-laws – no action on bylaws taken this year –

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Bylaw copy Kathy has are in fact those of our organization and to be retyped and dated and posted to the website asap.	Yes	Yes	Yes		Yes		

- vi. Trash dumpsters – Strawberry Valley POA concern

- vii. Newsletter – advertisement for small spot/\$25

- c. Treasurer's Report

Motion by Gabor Second by Ken	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Approved	Yes	Yes	Yes			Yes	

- i. Reimbursements/Request for Payments

- a. Adobe Acrobat for making PDF files costs \$300 plus, not purchased

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Approve purchase of Adobe PDF file maker	Yes	Yes	Yes			yes	

up to \$350.00							
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b. Jenson billing calling for \$66 payment for review of corporate not for profit status

Motion by Gabor Second by Ken	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
That we not pay billing with letter written to explain that we informed him not to conduct business and forward us any correspondence	Yes	Yes	Yes			Yes	

c. See treasurer YTD (year to date) summary of income and expense

i. Income

1. ZVMWC – paid in full for year 2005 at \$151/month = \$1812.00 plus payment for fuel tanks (\$475)
2. CMFPD – paid at \$150/bay X 2 for Jan.- May 05 = \$1,500.00. Billing conducted quarterly with billing for July-Sept. plus June mailed.

d. Not for Profit status \$7 to be made with letter to send directly to POA box

Motion by Ken Second by Kathy	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Gabor Szekeres to become registered officer for our POA corporation	Yes	Yes	Yes			yes	

e. Bill from State Farm for homeowners in amount \$1,154.00

Motion by Ken Second by Kathy	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Pay Bill for \$1,154.00 for homeowners ins for fire station, need new letter saying that this covers D(E) & O coverage for the directors.	Yes	Yes	Yes			Yes	

f. Online banking, check payment

Motion by Kathy Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Pay using checks online with the treasurer checking online balance history a minimum of every three weeks.	Yes	Yes	Yes			Yes	

3. Old Business

a. Appointment for board of director vacancy

Motion by Ken Second by Gabor	Szekeres	Obenhaus	Hall	TBA	King	Pass	Fail
Tom Willsey appointed a board member	Yes	Yes	Yes			Yes	

b. Road and Parking conditions - commence grading this week

c. Correspondence with mtn POA re backing mtn resident for County Commission – tabled until provided by Bill – table again due to action taken by Duck Creek Village Incorporation attempts.

d. 2004 Taxes Spreadsheet provided to Lawrence Brown, CPA with 2004 bank statements and 2003 tax filings.

e. July 3, 2005 annual POA meeting rescheduled with notification via email, posting on ZVME map at entrance, on bulletin board at entrance, in water deliver box and to dixonationforest.com, and emailed to POA members who have provided email addresses.

f. Meet the candidate gathering – Memorial Day cancelled instead nominee narratives will go out in August newsletter

g. CC&R proposal – has been posted to www.zionview.com

h. Firehouse upgrades? Keys, transfer switch, heaters installation – Bill check out contractor to handle.

i. Fire Inspector – first subdivision pictures of every lot to see location of propane tank to know location so known where after snow is plowed, also auto-cad location of lots mapped with location of cabin in relation to the propane. Fire Inspector can authorize someone to come on to this property to take these pictures.

4. New Business

a. Determination of Agenda for Annual meeting Sept. 3 to be published in August newsletter

- i. Old Business – Parking, road grading, Fire Protection, ZVMWC sep from ZVPOA, Taxation of secondary residence – equal zoning (CC&Rs out for vote now proposal is not for change – if they have questions either email or mail on an individual basis throughout the duration of the vote, only explanation of voting process – not a member of the POA, #votes = # of lots owned-duration of vote until Sept.1, 2006 with option to extend voting period) Discussion by current members of POA only.

Motion by Ken Second by Tim	Szekeres	Obenhaus	Hall	Willsey	King	Pass	Fail
Duration of voting period for CC&Rs until Sept. 1, 2006.	Yes	Yes	Yes	Yes		Yes	

- ii. New Business – Elections, Voting process for CC&Rs

- b. Port-a-Pots for Annual Meeting - Rent 4 (2 men/2women), possible share with WC,

Motion by Ken Second by Tim	Szekeres	Obenhaus	Hall	Willsey	King	Pass	Fail
Bill to order 4 port a pots to be delivered prior to Annual Meeting.	Yes	Yes	Yes	Yes		Yes	

- c. Dumpsters – everyone pays \$25/year in their taxes -- issue not enough, safety/health hazard. Bill to take pictures.

- 5. Association Members Input Forum (this meeting was posted)
 - a. Sign/In Signature Sheet - none
 - b. 3 minute restriction of speakers
- 6. Property Owners Input Forum
 - a. Sign/In Signature Sheet - none
 - b. 3 minute restriction of speakers
- 7. Adjournment

Motion by Gabor Second by Ken	Szekeres	Obenhaus	Hall	Willsey	King	Pass	Fail
Adjournment at 1:50 p.m. trying for limitation for 1 hour and ½, with meeting August 20, 2005 at 11:00 weather permitting.	Yes	Yes	Yes	Yes		yes	