

**2022 Annual Meeting Minutes**  
**Pilot Hill Estates Homeowners association**  
**May 7, 2022 ~ Pilot Hill Estates Pond**

**Agenda**

1. Called to Order: 9:10am
2. Introductions - All
3. In Memoriam for Doug Pickell
4. Review and approval 2021 Meeting Minutes – No questions or changes

**Officer and Chair Reports**

5. Status of judgement on 4200 Oakview Drive – Sandy Raley reviewed details outlining the timeline and status of judgement.
6. Financial Statements were distributed to attendees
7. Annual Budget
  - Standard items for Accounting, Insurance, and Operations similar to last year
  - Pond & Dam Maintenance includes line items for grazing (discussed below) and water level monitoring and note that the EAP is paid off
  - Road Maintenance includes a set aside of approximately \$65K for paving and tree trimming will continue as a volunteer event
  - The quarterly dues were increased by 20% starting Q2 2022.
8. Road & Drainage
  - Roadside spraying occurred annually in the winter/spring
  - Tree Trimming
  - First event on January 15, 2022, Pine Tree Circle either side of great turnout
  - Second event on February 12, 2022, continuation of first event, mediocre turnout, and Brent & Tami burned the slash piles following a rain event
  - Thoughts on how we can solicit greater volunteer effort? Create tentative schedule and distribute in advance
9. Paving plan
  - After election of the board members, the board will solicit quotes and prepare a plan
  - Likely considering a stretch of Oak View Drive from the bot dots to at least intersection with Pine Tree Circle to address the eroding corner and edges and include speed humps
  - Some homeowners interested in driveway paving and sealing and there could be an overall cost savings with economy of scale

## 10. Pond & Dam

- EAP
  - Approved July 12, 2021 and fully paid off
  - Need to conduct annual notification exercise soon
  - Only need to update the plan by April 8, 2031 if there is a significant physical change to the dam
- Dam Inspections
  - Last one occurred April 8, 2022
  - Largest issues are cattails on the dam face interior, scrubby oaks and blackberries on the dam face exterior, and cattail growth at the spillway (same old issues)
- Maintenance
  - Steve Dillon periodically clears the parking and staging area and Chris Campbell mows as needed
  - Grazing contract has been established with Pilot Creek Ranch for grazing twice per year (or as needed) to address scrubby oaks and blackberries, which requires a grazing plan
  - First grazing event was Jan 16, 2022, next is May 9, 2022, and then we will target the fall
    - Action items:
      1. Cut back the scrubby oaks after the grazing event
      2. Use an excavator to clear the spillway
      3. Consider burning the cattails in the winter when they die back
- Water Rights
  - Water levels continue to be monitored sub daily at the pond
  - The water level meter requires maintenance
    - Action item: Ship the sensor back to the vendor for repair and annual calibration
  - Annual water rights report was submitted on April 4, 2022

## 11. Trail Access

- Acorn Lane access is now gated and locked to deter public ingress/egress
- Need to consider similar gate and lock for Pine Tree Court access

## 12. Fire Escape Routes

- Grading and maintenance is needed to make them drivable
- Spring Court access has a fallen tree and a gate to identify location
- Pine Tree Court access may have large sink holes that need to be addressed.

## 13. Firewise Program – Volunteers are needed to complete risk assessments that need to be submitted to the Program in order to get certified as a Firewise Community.

14. New Business

- Reminder that properties with dogs need to keep their dogs on leash or fenced at all times
- HOA propane program – purchase propane from a single company and deliver to homeowners on the same day to decrease costs
- Green Valley Farm Commercial Cannabis Cultivation Project
  - Cool Pilot Hill Advisory Committee (meets the 2<sup>nd</sup> Monday of the month at 6pm at Northside library)
  - This committee also discusses other real estate development within the area

15. Election of Officers

- Ballots distributed, completed, and collected.

16. Meeting Adjourned: 10:30am