

Blumenau Homeowners Association Annual Meeting July 23, 2022

Members present: 17

Proxies: 40

Quorum achieved

Jeff M called the meeting to order at 3:12pm at the Library Community Room

Minutes from the 2021 annual meeting and the 2022 financial report were available for members present as well as emailed/mailed to all property owners. Jeff M moved to approve the minutes without reading them, Ron T seconded the motion. Minutes were unanimously approved.

Old business: Reminder that the water meter reading is due October 7, 2022, the fire chief spoke during last year's meeting concerning fire mitigation. Fire mitigation is the responsibility of each property owner.

New business: STR's in the HOA. Traci T informed everyone present of the Custer County definition of an STR and that we have at least 3 established STR's in the HOA at the present time. Jim V explained the process of getting a Special Use Permit for an STR. Jim also explained the county limits the number of people who can stay in an STR according to their septic. Vonda H added she received a letter from the county asking her opinion of having an STR next door.

Some concerns voiced by the property owners present: trespassing, increased traffic, noise, parking, fires and water usage.

Some suggestions made by the property owners present: reword the covenant to include our decision about having STR's in the HOA, if we decide no STR's - give reasonable notice to those currently using their home as an STR, closely watch water usage, no camping STRs.

A survey was conducted of all the members present. Results: 5 take no action in regards to STR's within the HOA, 4 NO STR's within the HOA, 4 limit the number of STR's within the HOA (two of which stated NO STR's using vacant land/camping). Members were assured the board of directors would continue to talk about STR's and would keep property owners informed.

Fire Mitigation: Carolyn V discussed her concerns about fire mitigation within the HOA. The HOA has no legal basis in the covenants to enforce fire mitigation on properties. Is there a way to "encourage" all property owners to do fire mitigation on their property? We could post links on our website for the fire department and the National Forest Service, but it's up to the individual property owners.

Nomination and election of Board of Directors: All present board members agreed to serve another term. Kathryn P stated she would take the president's position. Sam F made the motion to accept Kathryn as president, Linda J seconded, motion passed unanimously. Jeff M motioned to keep Traci T as our secretary/treasurer, Tom F seconded, motion passed unanimously. Jeff M opened the floor for any other nominations explaining there are two alternate positions open and it would be nice to have new property owners on the board, no nominations were given. Ron T made a motion to keep the remaining present BOD members for another term. Butch B seconded, motion passed. A vice president will be selected at the next BOD meeting.

Meeting adjourned at 3:54.