

Phase 2,3,4 HOA Board Meeting Minutes

May 18, 2026 Morgan's home at 6:30 P.M.

Attending: Rob , Mike, Diane, Errol Absent: Kel

Points of discussion;

I. A. Financial: An account has been set up at Cache Valley Bank in Preston. Two signatures required from either Rob, Mike ,or Diane. They need to sign the signature card.

B. Estimated cost based on past expenses looks to be \$180/yr. per lot owner. (not including snow removal, hopefully the county will step up and take care of that.) We decided to have a start-up-fee of \$50.00 to give us some funds to work with, then \$15/mth, or \$45/quarter, or \$180/yr. all paid by all lot owners directly to the account at Cache Valley Bank.

C. We need to get notice of the above to all lot owners.

II. Phase 1 -Guy Arnell negotiations are on going concerning roads, bridle pathway, and the common property. The dead line on the proposal from Guy is May 20th. Apparently Phase 1 rejected that but made no official alternative proposal. Both parties have attorneys involved in looking for solutions. Phase I asked if we in phase 2,3,4 would get involved finically in supporting them in a law suit against Guy. We debated and declined since we had nothing in the way of bargaining pieces too offer.

III. Web site not set up yet. Rob is working on it.

IV. Bridle path maintenance was discussed. The old tractor and mower is available for us to use. It is in the arena and being used there. Need to find an operator. Fire control and weed control are the concern.

V. Signs have been placed to let the public know that Maple Creek Ranch is private property and no trespassing is allowed. They are at the end of S. Cherryville Ln. and above Mtn. Meadow Drive. We discussed charging fines for trespassing but decided it wasn't worth the bother at his point.

VI. Kel's status was discussed as he has taken a job out of state and the virtual meetings haven't been successful. It was decided that in as much as his term would end this fall, it would be cleaner to just wait until then to make a change.

VI, Next meeting June 22nd at 6:30. location TBD

compiled by Errol Fife