

# Pelican Point Community Association

Annual Meeting Minutes

APPROVED

June 5, 2017

The PPCA Annual Meeting was held at the shelter in the upper park on June 5, 2017. The meeting was called to order by President, Elton Miller at 7:00 p.m.

## Members in attendance

JoAnne Eppers  
Freya Liggett  
Tom Taylor  
Susan Richins  
Sherry Donovan  
John Karman  
John Shirley  
Daisy Shirley  
Jerry Neth  
Anita Neth  
Nick Weber  
Vicki Polhamus  
Cliff Morgan  
Lou Larsen  
Vince Buckham  
Dawn Sandhop  
Shane Kincaid  
Denny Pelto  
Frank Neef  
Mary Neef  
Rick Honsowetz  
Tom Keilman  
Krevor Frideres  
Del McKenzie

Don McGraw  
Gail Ayers  
Gerry Meehl  
Matt Kough  
Mark Johnson  
Becky Johnson  
Casey Downs  
Lindsay Downs  
Diana Castle  
Gary Castle  
Kris Dexter  
Ed Bourassa  
Jennie Bourassa  
Will Caballero  
Larry Thomas  
Brina Yearout  
Kay Morgan  
Kevin Allen  
Wendy Hanover  
Ed Sharp

## Proxies

Jason McLean  
Cindy Wagner  
Howard Wagner  
Lindy Russell  
Lynn Russell  
Dennis Conley  
Susan Conley  
David Ruffin  
Dahlia Ruffin  
Shelly Warkentin  
Greg McCoy  
Laura McCoy  
Brooks Russell  
Allison Russell  
Charles Myhre  
Tamara Myhre  
Darell Partridge  
Staci Smith  
Gary Brandt  
Mari Kim Brandt  
Keith Uhlinger  
Katherine Uhlinger

It was determined that we had a quorum and the meeting proceeded.

First order of business was to approve the meeting minutes from the 2016 Annual Meeting. A motion was made by Tom Taylor to approve the minutes as written, it was seconded by Tom Keilman. The motion was unanimously approved.

## Nominations for the Board of Directors

President Elton Miller asked if there was anyone new who would be willing to serve on the board for the next year. **Susan Richins** of 75 Pelican Dr volunteered.

Elton presented the nominations for the Board of Directors for 2017/2018. He shared that Kim Thomas has resigned from the Board. Thank you Kim for your years of service!

Elton then shared the proposed slate of officers for 2017/2018 are as follows:

- President – Elton Miller
- Vice President – Mark Johnson
- Secretary/Treasurer – JoAnne Eppers
- General Member – Larry Thomas
- General Member – Freya Liggett
- General Member – Will Caballero

Don McGraw made a motion to approve the slate of officers as presented. It was seconded by Gary Castle. The motion was unanimously approved.

### **Old Business**

**Port-a-Potty Screen/Lower Park-** Was installed last fall. Positive response.

**Basketball Court Resurfacing-** Complete

**Volleyball Net-** Poles were installed at the wrong separation width. Will will have Mr. Lawn redo the post holes at our expense.

**Survey-** Last fall we commissioned a survey of all the HOA property. It revealed several discrepancies that we currently have no plans of addressing.

Trevor Freideres of 9349 Baseline.1 expressed frustration that he placed his fence correctly, leaving the 10' of access, and his neighbor fenced in the 10' that was meant to be left open. Also that he has underground sprinklers in that 10'. Trevor volunteered to mow the uncared for space north of Goodrich.

The Board thanked the neighbors, specifically Del McKenzie and Trevor Freideres, which are taking care of walkway properties.

The Board plans to move forward on more clearly establishing those walkways that access the park, while taking particular interest in the desires of the adjacent neighbors.

**Upper Park Irrigation-** Mark Johnson updated us on the delay due to pump placement property issues. The water pipe is in place and has been for 8 years. Jill Goodrich will assume the cost up to the corner of the park, PPCA assumes the remainder.

**Upper Park Facilities-** Attention was drawn to the sketches that were sent out in the packet. Elton briefly discussed why the Board favors the smaller option. Tom Taylor asked for clarification that the opening was meant to face west, not south at their homes. He further suggested that upon installation we add landscaping to integrate the structure into the view.

Diana Castle stated that she is still opposed to the location being directly in front of their house.

The Board should see if we can get Jill Goodrich's permission to somehow tie in to her existing pump house.

There was a suggestion to get a dust/dawn timed lock for the port-a-potty to deter non-residents.

Gary Castle suggested we **add more signs** stating 'Private Park'.

Shane Kincade suggested the Board consult directly with the affected home owners on the exact positioning and landscaping.

Tom Keilman expressed continued opposition for the facilities and also for a parking lot.

Cliff Morgan commented that they are still paying higher dues, which according to him, and confirmed by Wendy Hanover, were raised to help cover legal expenses incurred in litigation with Mr. Dexter. He would like the Board to consider reinstating the previous annual cost of \$60.

Tom Taylor motioned to authorize the **Board to move forward on the small port-a-potty enclosure**, on the condition that the affected homeowners and anyone else interested have continued input. Cliff Morgan seconded the motion. Those present voted 32 for and 2 against. The motion carried.

**Parking Lot** Tom Taylor, Cliff Morgan and Gary Castle all agree there is no need. Daisy Shirley commented that a parking lot will encourage late night, non-resident parkers. JoAnne Eppers commented some of the Boards ideas for having it were to have a way to access a future park-perimeter walking path, especially for handicap, strollers and bikes.

JoAnne Eppers motioned the **Board investigate and gather bids for more of a pull off** that parallels the road, has room for one handicap parking spot, and can connect to a future walking path. John Shirley seconded. Those present voted 32 for and 2 against. The motion carried.

Elton drew attention to the 2016 financial report and the 2017 proposed budget.

Gary Castle suggested two **more tables** for both the enclosure and the Big Toy, four total.

There was a suggestion to **move the concrete table** to a more useable area, especially with the volleyball net going up.

Suggestion of **signs on the Shelter** that bullet expectations, no skateboarding, private park, put the tables back if you move them...

Elton asked the attendants their suggestion for shade for the Big Toy. Another shelter and more trees were suggested.

Tom Taylor motioned to approve the 2017 Budget. Mark Johnson seconded. The motion carried unanimously.

The Board intends to install three new, larger trash cans.

Comment that the lower park **gate is hitting** the higher gravel.

### **Other Business**

Tom Taylor- County Commissioner, gave us an update of the proposals to have ATVs on Potato Hill Road.

- The city has already approved them on several roads, but not all

- ATVs have to have inspections, lights, mirrors, muffler
- Must be a licensed driver
- Insurance is NOT required

The Commissioners are expecting someone to come before them to ask to lower the Potato Hill speed limit to 35 mph to allow for ATVs. The majority of people they hear from will likely rule the decision.

JoAnne Eppers commented that a non-HOA letter was sent to the Commissioners sighting the 80 some people that voted on against ATVs on Facebook, and included about 30 named residents. Also, JoAnne organized a petition that had around 30 signatures for raising the speed limit to 50 mph on Potato Hill, which was also sent to the Commissioners.

Tom commented that about 100 signature would give either side more weight.

Kay Morgan announced that our mail carrier Mary is taking another route.

Kay also thanked the Board for her little green 'slow' sign that is making a difference.

Tom Keilman motioned we adjourn at 8:30. John Shirley seconded. The motioned carried.

Meeting adjourned at 8:30.