

# Pelican Point Community Association

Annual Meeting Minutes

**UNAPPROVED**

June 3, 2019

The PPCA Annual Meeting was held at the shelter in the upper park on June 3, 2019. The meeting was called to order by President, Elton Miller at 7:00 p.m.

## **Present:**

Skyler Hoffer	Conner Uhlinger	Meagan Stotts
Ashley Hoffer	Kay Morgan	Donna Haynes
Elton Miller	Cliff Morgan	Susan Richins
Kris Dexter	Tom Keilman	Gail Ayers
Vince Buckham	Daisy Shirley	Gerry Meehl
Mark Johnson	John Shirley	Will Caballero
Becky Johnson	Rick Seibel	Loren Sandhop
Jason McLean	Sue Seibel	Michelle Krogh
Jerry Ellis	Julie Steffens	Jessica Kincaid
Alan White	Doug Jensen	Tom Seiler
Tom Taylor	Carmen Jensen	Lynn Russell
Kathi Uhlinger	Brian Morrish	

## **Proxies:**

Don & Doreen McGraw	Dennis & Susan Conley	Dale & Patti Paris
Dave Donley	Michael & Theresa Campbell	Greg McCoy
Charles & Tamara Myhre	Lynn & Lindy Russell	

Meeting Opened at 7:00 PM

**Approval of 2018 Annual Meeting Minutes.** A motion to approve the 2018 Annual Meeting minutes was made by Daisy Shirley, seconded by Tom Taylor, voted on and passed.

## **Election of 2019 Board**

Elton Miller- President  
Mark Johnson- Vice President  
Ashley Hoffer- Secretary/Treasurer  
Will Caballero- General Member  
Skyler Hoffer- General Member

The Association thanks Freya Liggett for her time and volunteer service.

Loren Sandhop motioned we elect the Board in its entirety, Kathi Uhlinger seconded, the motion passed.

## **2018 Upper Park Improvements Completed**

The Upper Park Port-A-Potty has been completed and had been being used by the community. Many members applauded and commented on it. Some comments were “thanks for listening to our opinions on the design and location” and “came in handy when the water was shut off.”

The pathway around the park was bid on last fall but could not be started due to time constraints from the contractors as well as the long winter we had. The Board received an updated bid this spring from North Central Construction for a 4' concrete pathway for the 1<sup>st</sup> phase of the pathway around the park. This project is scheduled to start mid-June 2019. There was some money saved from last year's projects that we can use to roll over for this year for a more pathway or exercise equipment.

A question was brought up about maintenance to the pathway during the winter to limit the liability to the HOA. The Board had not talked about maintenance during the winter months, based on the fact that there is not maintenance to the shelter, big toy or basketball court areas during this time and are assumed used at your own risk during this time frame.

### **Sprinkler Problems**

Members called out a few different areas that sprinklers have been a problem lately. Tom Taylor had emailed the Board about some he had noticed and the Board had them repaired and flagged before the Annual Meeting, but there was another one almost on the corner of Vernal & Viewmont that is also not working correctly. A member mentioned she would flag the one she was concerned about and the Board said they would contact the sprinkler repairmen again to get that one fixed.

### **Sign Refresh Update**

The sign refresh that was brought up in the 2018 Annual Meeting was touched upon to assure the members that the sign and land it sits on is owned by a private party and not the Pelican Point Community Association so we cannot do much in updating that. However, the owner did decide to repaint the areas that were peeling and faded.

### **Irrigation of Upper Park**

There have been rumors going around that the Pelican Point Water Company may be up for sale soon, so the idea of irrigation for the Upper Park coming from the lake does not look as if it will happen anytime soon. Members asked many questions as to why and many speculated that it boiled down to costs to make this happen.

### **Basketball Court Refinishing**

Elton asked for the input on refinishing the Basketball Court again this year in regards to just redoing the lines or on grinding it down again and sealing it. The cost is approximately \$3k-\$4k to grind and seal it again and lasts about 3-4 years on average. Also, when we redo the lines, what lines are essential? Many members commented that the free throw lines and the 3 point lines were the lines that we needed most. The Board agreed to look into different options for this further (sticker lines, painted, etc.).

### **Financial Audits**

We have finally gotten a slot and accountant that can audit the Pelican Point Community Association's financial books and should have that done by the end of June. If you would like to be a part of this further, please contact Elton Miller.

### **Completed Business**

We did purchase and install 2 new garbage cans in the Upper Park. A few members asked for a few more and possible one down at the Lower Park. The Board agreed to look into this further. The gravel pathways to the park are completed and are being mostly maintained by Mark Johnson for weeds. Thank you, Mark!

New basketball nets were installed and the volleyball and soccer nets were taken down and returned for the spring. Thanks, Will Caballero!

## **2018 Finance Report**

Tom Taylor made a motion was made to approve the 2019 budget; Tom Seiler seconded and the motion passed.

## **Open for Discussion:**

Tom Taylor wanted to update the members of the Association about the public office up for election for Pelican Point Parks and Recreation District #2 after Skyler Hoffer had asked him to look into it for more details. This position was formed in 1985 and the purpose is unknown. This position has no authority over anything, has no budget and has not been an elected position since 1989. Skyler has chosen to run for this position and will be on the ballot in November 2019.

## **Developments not in the Association**

Elton Miller brought up the dilemma we have been facing a lot lately of certain homes and subdivision in the Pelican Point area that are actually not part of the Association. This is due to Developers choosing to not include their subdivisions as part of the HOA when they are platting so the subsequent owners are not a part of the Association when they purchase the home. The only way we can fix this is by having the developer choose to include their parcels in the Association when they are platting or to have the homeowner choose to opt in. The Association does have opt in forms available if you know of anyone that would like to opt in.

## **Architectural Committee**

A member brought up about the Architectural Committee due to new homes being potentially built here in the near future. Elton mentioned that the owners/builders do have to go through the permitting process at the County and have to adhere to the laws set there. Ashley also informed the members that the Board has been reviewing and approving any builds or modifications that they have been made aware of recently.

## **Facebook Page**

Someone brought up the question if the Facebook Page was in fact the Association's Facebook page or if there was another one. Ashley mentioned that she had reached out to Tom Taylor and Christina Boyll, the admins for the current Facebook page, recently about this as well since some are confused on this too. Ashley stated that the Association currently does not have its own Facebook page but she has wondered if that would be beneficial to the Association Members, especially when sharing Association related information to only the members of the Association. No comments were made on this.

## **Lower Park Boat Launch**

Kris Dexter brought up making a map for the website that shows which home have legal access to the boat launch. Elton mentioned that Ashley was working on a map that showed all the subdivisions that we could relate back to each of the covenants and what access each one has. Kris Dexter also brought up the idea of instead of a padlock that uses small numbers, why not switch to a key system that only the legal access owners receive at closing. Many members said they did not like that idea as keys can easily be lost or replaced and there would not be enough tracking for it. The Board also mentioned that they would be updating the lower park lock to a new padlock with large dials on it on June 20<sup>th</sup> with a new combo, after the last lock was last updated over a decade ago. Ashley will be mailing out notices to members with access with the new combo as well as posting it on the Facebook Page. If anyone has any questions on the lock, please contact Ashley.

### **Stop Signs**

Tom Taylor wanted to mention to the members that there was a grant awarded to the County that will allow the County to install more flashing stop signs. He has requested that they put some in at the corners of Potato Hill and Goodrich/Baseline.

### **Garbage**

Loren Sandhop announced that he has been noticing more garbage being left on Stacy and thinks that kids may be using it for a hang out area. Please be on the look out for it as a community and help keep the areas clean. Kris Dexter says that he has been seeing kids go down towards the lower park/boat launch and possible partying there too.

### **New Ideas for 2019 Projects?**

- Exercise Equipment – Do we want to put them around the Big Toy area or spread out around the pathway once it is completed?
- Do we want to include new toys to the Big Toy area? Ideas were brought up similar to the wood houses that are at the Yonezawa park and the one at McCosh park.
- Two big ideas that were brought up were another bench area by the Big Toy as well as some sort of shade structure for the Big Toy. Tom Taylor motioned move forward with a shade structure and a bench, Daisy Shirley seconded, the motion passed.

### **Utility Easement/Pathway**

A question was brought up regarding the pathway getting close to the Utility Easement that runs on the outside edge of the Upper Park. The Board will make sure that the pathway is away from the easement.

### **Deer Nuisance**

Since the winter was a hard winter this year, a member brought up a question regarding trying to usher the deer towards the park instead of their homes by leaving bales of hay in the park during the winter, since the deer are eating their bushes. It was a concern that the hay would be bad for the deer and the best option was for them to not feed the deer in any way.

### **Drinking Fountain**

One idea a member brought up was installing a drinking fountain in the Upper Park. Elton mentioned that that was the idea in the future if we could get the irrigation of the park finished since we also do not have electricity at the park. Not able to do this in the near future.

Kris Dexter motioned that we adjourn and Tom Taylor seconded. The motioned carried.

Meeting adjourned at 7:53 PM.