

Mount Elden Estates Homeowners Association

Minutes of April 2, 2024 Business Meeting, 6:30 PM

Treasurer's Report

Current balance as of 4/1/24: \$25,427.25

Expenses including road repair, snow removal, stump grinding, and annual report, to date:
\$8,265.00

All expenses are up-to-date (unless AM Forestry charges for 3/31, which Susan would dispute due to only Larkspur having been plowed).

To date 80% of members have paid dues.

Susan contacted non-payers regarding 2024 dues, but has not heard back from anyone yet.

Winter Review

Road Review: The board is happy with AM Forestry's performance with plowing this winter, and believes that installing the snow poles and driving around MEE with AM Forestry was helpful. The board has received several compliments from members regarding this season's plowing.

Snow Poles: The poles will remain in place year-round.

Road Repair: The following areas are in need of repair:

- Larkspur between the wash and Primrose - water collects at this location and doesn't drain.
- Fallen Pine - Needs grading and gravel.
- Creekside - Gravel was added by homeowners at low water crossing, but additional work is needed - This is not an urgent matter, and may be scheduled for a future date.
- Pothole patching is needed in various locations around MEE.
- Mailbox Area - The gap in the concrete at the base of the mailboxes should be filled.

Roads

Dave Brewer: Brewer is possibly retiring, and is probably no longer able to work in MEE. The board needs to find a replacement. Joe Dirt and Toad Smith are possibilities.

5-yr Plan: The board plans to update the 5-year plan soon.

Project Planning for Summer 2024: John is talking with a contractor about chip sealing on Larkspur, plus other road repair projects noted above.

Wildrose needs to be paved next year, depending on funds.

Once Larkspur and Wildrose are done, the board may be able to pave more roads.

Road Maintenance District: The board did not discuss this topic during the meeting, but will revisit it at a later date.

Newspaper Bank: Since the newspaper bank is no longer used, the board agreed to turn it into a community bulletin board. The cubbies will be covered with plywood then painted.

Speed Limit Signs: The board will install multiple 15 MPH signs in various locations around MEE.

HOA Name Change

Per Susan's online research, AZ doesn't require the registration of a DBA, but it allows registration of a trade name or DBA for a \$10 fee.

The board discussed changing the MEE HOA's name to "Mt. Elden Road Maintenance Association". This topic will be discussed further with members at the Annual Meeting.

Projects Ongoing and Assignments

Alternate Evacuation Egress at south end of Mule's Crossing: John spoke with a homeowner on Ryan's Crossing in Locket Ranches. The homeowner is fine with having an emergency egress route located on his street, and the next step is for him to discuss this with his neighbors and the Lockett Ranches HOA board.

MEE Road Map: The board will put together a map of MEE that shows paved roads vs. dirt roads.

Firewise: Susan reported that the tree thinning project through NCRS is complete. One property still needs to finish the cleanup. The property owners plan to complete this phase once the snow clears.

NCRS wants reports from MEE members regarding any changes in wildlife activity since the tree thinning.

Firewise wants to do an annual event to keep the neighborhood engaged in the program. The Firewise organization would like to schedule the event on/around Earth Day, which is on April 22. The event may include a guest speaker. A large dumpster may also be placed near the mailboxes during this time for members to dispose of pine needles.

Summit Fire would like to work with MEE to conduct more tree thinning.

Other

Newsletter: The board agreed to not send out a newsletter, but will continue to distribute quarterly and annual meeting minutes to members.

Annual Meeting

This year's annual meeting is scheduled for October 27, 2024.

Gretchen will reserve the same meeting room used for last year's annual meeting at the East Flagstaff Library on July 27th (the library only allows reservations to be secured 3 months in advance).

Quarterly Meetings

For the remainder of this year as well as future years, board meetings will be held one month later in April, July, September and January.

Next Meeting

The next board meeting is scheduled for July 9, 2024.

Adjourn

The meeting was adjourned at 8:00 pm.

Minutes submitted by Dani Sigler on April 14, 2024