

# Miller Meadows Ranch HOA Meeting

November 8, 2024

*[Speakers are not identified by name in this transcript. If someone who attended the meeting wants to modify this file and add names, please do so and save the file under a new name.]*

## Audio file

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## Transcript

Good job. You guys are trained. I didn't. There's a list of the homeowners here. We have some inquiries about who all lived in here. This is just publicly. Name and address. There's no phone numbers, no emails on here, no addresses or anything, OK. And if if not, everybody got one, there's only one paper left. We'll have to make some more copies and. You're you're going to take my only coffee, OK?

I have it on the computer, Linda. We convert more.

You're welcome.

If there's any corrections that need to. Be done on there. Let me know. By misspelled some who took the wrong address. Whatever. OK, I don't know if everybody saw these, but here is a public. Did everybody give a financial sheet? On that card, if after the meeting's over, you want to make a comment, you want to ask questions. Whatever we'd like you to fill one of these up, OK?

Right.

He's too, right.

I. She passed them out and she did. Everybody here, storage sheds and landscaping, landscaping. They didn't get storage, landscaping.

You got password.

I didn't, Linda. I don't have either one.

Thank you.

Do you have you don't you didn't get. One either no.

A paper on storage sheds and a paper on landscaping.

Landscaping.

One as well. Thank you.

Does anybody need this?

Yeah.

George said right here.

Yeah.

Do you need some? You can get them. Do you? Steve's back in the corner. So many needs.

They're going around, so just grab.

One, and here's some more. Yeah.

Here's one.

Did you get one of these? OK. Here you go, Steve.

Landscaping.

Extras.

So.

Now the album. Everybody has them. OK, that's all. The housekeeping we need to do right now, so I'll turn it back over to the boss, I guess let him talk to him.

Yes. You've got. You're taking notes too, right?

He suggested CC and ours that they're passing out. That's all. I suggestion we want. Everybody to read. Them give us some input. Gives your feelings on it before we do the final.

On any of it.

It has to be going on for.

I did forget one thing. Let's everybody introduce it, everybody, because there's some new people here and we like to know who you are and where you're at. And why don't we start with Gino and we'll go down and come back this way.

Oh.

My name is Geo and the Slovakian Marine who live in the 1st house as you drive in.

203.

204.

Harvey, David.

I'm not.

Jason and Michelle mile tree. So important.

They're one of the new ones. They bought Steve Wilson's house.

It's OK, OK. Because look for water, it's OK.

Gillespie and we live at 50. Three next hot quarter.

I think we're a little closer.

Peterson threw one.

Right.

Sorry, corner Theresa Morrows and John Morrows at 499.com.

Thank you. I'm not going to ask for one or. Five manager Nancy King, 20641 4/17.

Hi.

Two lots of 403405 tanager.

Tina Cooper, 410 tanager Linda Bannon. 408 gettinger.

Chris. Danger.

Tonya Larding, 215.1 roads 11, Linda's backyard.

I live with. Margarita 302 out of 6.

OK. Welcome everybody. Thanks to see everybody here. OK. You can be the boss. Oh, I do that first. OK, did everybody get the financial report? OK. Our beginning balance from last year was 5594 sixty eight. Our total assessments per year are supposed to be for 7800 because we waive. The homeowners dues for the water master. But we had a new buyer in here and they went ahead and paid for this next year. So we already have \$8000 deposit. That's why it's 8, not 70, OK, our insurance. Two years ago went from \$1100 to 17109 dollars. I haven't got a new. Statement from them this year, but we're hoping that it didn't

go up. I it'll come out in January when it's due. So we just we went and paid the 1709 for last year and that's the insurance on the subdivision. OK, the electricity and power. Wow. Last year we paid \$2100. This year we paid 3600 and 6794. The rates I mean for a month to do our watering in the busiest month ran about between 4:50 and 500 last year, my highest bill this year for one month was \$882.

Here for last and.

Can you run that on solo? I don't know.

No. No way. Takes too much power.

No, I don't think so. City water. We didn't have a water break this year. Isn't that amazing? And the water runs per month about \$45.00 in the peak of the season. In October, we just did it. We turned the water service off and we don't pay anything for all winter. There is no water.

Bill was there horses in there last night.

For the new. People that are hearing might tell them what the.

OK, landscaping maintenance was for we had the. Gardner per se, or whatever we pick her. He came in twice. Twice a year. We have him clean the front entrance, and then we had the weeds sprayed in the front entrance by gorilla. And that came to 1080 three, 67. Antonio cleans. Pulls the weeds and cleans everything up up front. Twice a year for U.S. box rent. No work at. The box ramp for Box 68 is \$210.00 a year. Stamps are now \$0.73 per stamp. Whoa. \$0.73 we bought a roll for \$73. Verification and pump repair. Chris is going to give a water report on that. He can tell you what they had to repair and what we had to fix when the canal got shut down. He'll explain all that to you when he gives his water report. Homeowners filing fees \$100 the Christmas Lights 150 was we upgraded the power plugs for the street and have better power so we wouldn't have any trouble. There K bank fees. We pay \$2.50 a month. For this. Thanks. Statement that's here. When you get a paper bank statement, you have to pay \$2.50 and we feel we need a paper paper trail. OK.

So.

And the and I think April we hired a lawyer for some lawyer fees for \$4850 and copies supplies came to 4478. So our ending balance is 43624. So our suggestion is and I'm assuming you saw the budget. I will. We raised the dues from \$200 to 250, which we have to vote. On that tonight. OK. So in the budget we're projecting that will take in 10,000 and then it's basically the same thing. The electrical charge, we put it 4000 because we're not, we're not really sure if. Rates are going to go up or down. We spent \$3600 last year, so we

just put it at \$4000 on the budget. And the repairs on the pump, you never know, right, Mike? But we put \$1000 last year. We spent how much? I know we spent over 8. He's been 1129 last year, so if nothing, nothing breaks down, we're good. If it's when it breaks down is when we we haven't you you expenses.

5.

Is larger than small.

And down in the administrative, we got the insurance. We just left it at 1710. Box, rent and postage. If we're going to mail out the mailings on the CC and R improvements, we added the postage in there. Hopefully we can keep it under \$200 fee one. From Washington, Federal Bank is our reserve money and this last year.

Or.

I'm sure you all know the interest rates went. Considerably higher and the ladies at Washington Federal watch this account for me and move it to the best. Interest bearing account there is there and we made \$246.80 in in less than six months. So we now have in our slush fund 7 thousand 2131 the bank statement I just put in there to show you that it did balance. With what we? Have on our. But we have one of our expense report just to show you that it did balance.

I'm so sorry to interrupt. I don't know. I just know there for the party room 14 and 15, I got a King Arthur and then with artichokes, mushrooms.

Moment.

Oh.

Sorry.

Any any questions, any concerns? I do want to. Report to you. I didn't realize last year when I gave the report that a lot of people didn't understand the utility bills for the subdivision. We have the water bills, which are for the sprinkler system up front. And a timer? That's. That's the water. The water runs about 5580 a month when the water is turned on. When the water is turned off, we don't pay any. So for seven months we won't pay any money on the water.

Bill, just so everyone knows, we have an agreement with the city, those trees that.

Sure.

Are up front do.

Everyone, nobody.

Not belong unless they belong to. The city. We have an agreement with. The city that we want. Take care and keep. The weeds on that right away. And that's why we have. A water bill for the.

Hello.

Would you say that? Can I have? A question in regards. To that, within being that the water and the weeds and everything, what about the pruning? Is that was the question I had about on the on the, the outside fence, the pruning of those trees and then also the the entry of the trees.

Sorry.

We just had improved. If you don't have you noticed them?

So because I just, I still saw just a couple of fraction branches. I'm just curious.

You're talking. About the trees, yeah. Yeah, we normally have those. Every year, but we have. Not had it done this year.

OK, so like in February or something, what about the outside wind? So if you're doing the water, it will the city come in and do those because those look like they are getting?

Sure.

No. OK, OK.

That's that's what I was just saying. We take care.

Of.

Exchange for that in exchange for that they don't. Charge us for another. Water meter which?

You know, back two or three years ago they charged you for your water meter and they waived ours because we do take care of those trees and we, you know, we do the best we can.

Brother.

Anybody, anybody sees anything, wants to go up there and do anything they can, we're gonna be decorating for Christmas up there. I. We'll put a sign up letting you know when we're going to do it, and we did enjoy everybody's health up there to get the Christmas decorations up and and get that done, OK.

Are you going to send down a notice on like what day you're going to discuss?

Yes, I will. I'll make sure you're there.

We'll post it. I'm not going to smell stuff.

No, we'll just first straight. OK, OK on the.

With regard to the spring of eliminating the spring.

OK. The Nevada energy bills. We have two services up there. The one services for the pump, the other services for the lights in the timer in the in the entrance way. So we have two basic service charges every month besides the electricity. We use so when we're not using the pump, we still have to pay. The basic fee is over \$70. So and we've got heat tape up there. So sometimes our power bill for the pump is a hundred a month when we're not even using it. But we got to take care of it. But that's one of the services. The other service is for the sprinkler system and the lights.

Hold up.

In the entranceway. And that service basic service is \$33 a month. Whether you use any power or not. So there's an expense there every month in the in the electricity.

Oh.

That we have it. Have to pay it every month. Whether. We use it or not?

Done.

But a lot of people didn't realize we had two services and they wanted to know why we were paying \$100 a month when we weren't using it and and that's why you have to pay the basic service charge. For each service. OK.

Now, what is the phone?

We had grill all do a yearly spray and we they they they can't do the job that they want up front. So we have Antonio doing the job. So we're going to cancel. Rule for this year and see if it works. Antonio can spray the weeds. He can make sure everybody's plants are taken. Cara David's concerned about his on the fence, so we want to be considered of David and and Antonio knows how to get all that done. So we're going to.

Oh.

Cancel the Grillo. That was about \$383 for the year.

Go up there and work.

They're not going to spray anymore, OK? Any questions? Any questions on what I presented?

No.

Yeah, I was just wondering if all the.

Legal fees and lawyer before you, what was?

What was that?

For us to. Hire the lawyer or. To get the CC and R. Straightened out, we are finding out we have some. Some legal stuff. Pay these going to give her report.

Katie's going to make a report on.

On that and. So I won't go into that, but there's some things that we got to get straightened out that we didn't know about.

Budgeting any expenses for the lawyer for next year.

Good for he's good. Till may. We just hired him for four.

\$1000 difference. You have to raise the fees.

Because last year we didn't have water. We didn't spend that, so we had a surplus of. About 5000. Dollars in there. I don't know if it shows you that or not. And that surplus went.

Yeah, the beginning of the.

To the void.

Where is that on here anywhere?

At the very top, see the 5500 and whatever that was that year, we didn't have any water expense for the power. OK, but they'll explain all that to you in their their presentations, OK. Any other questions? We good.

There are we going to retain this? Law here for next year don't know.

No. Hopefully, hopefully we can get the CC and R's completed. We're we're in. We're in. And he we got him till may. So we're hoping to get everything done cleared voted if we're going to pass. So whatever we're going to do done by May and he'll be done.

Yes.

We won't. We hopefully we don't need a lawyer anymore.

Sounds good.

Hey, that's why it's not in the budget. We had to have more, more. But I should we go ahead and take the boat on the 250 a month and get that done.

If there isn't any questions on that, we're as you said, we're recommending that we the board is recommending that we raise it \$50 a year, which would bring us to the 250. The board. Cannot do that without your approval. We can only do 20% I think increase. So I'm asking that we'll take a verbal vote, if you will. See if you approve us raising that.

I don't think we can without all the homeowners owners that aren't here. It doesn't have a corn. You're right. Yeah, that's a good question, Nancy. But you don't have to have.

We're telling they did not. Yes, it is.

100 a hundred.

You have 75%. You don't have to have a 75%.

4.

No.

Well, what percentage do you have to have in your room? No, it's per house per lot. OK, per house. House not per person.

How many?

To have a quorum, how many people do you?

Have to have how much what?

How much in the room do we have to?

Do that to refer it to.

Yeah. How many do we have that?

There is 16 out of 31 here, but.

31 we have 36 homeowners.

That's.

Because people who.

On multiple asking.

You know.

16 out of 31 but there's not. There's 40 lots. I thought there was 40 counting.

But there's 36 owners.

I have 3, I have 3.

But he said there's one.

Or maybe on that?

Paper. There's more than 31 on the paper.

Yeah, that's what I say.

We have enough to do it all, right? Yes. Let's take a vote.

Clarifying what you said, that's fine.

OK.

Yes.

OK. So can we take a vote? Is everybody in favor of raising the dues 2 to \$250 per lot, all in favor?

Hold on.

Is has to be framed all in favor of.

Oh yeah.

Not everybody's those in favor of motion. Those in favor of raising the dues to \$250 a year raise their hands, raise your hand, boy. Yeah.

Well, there's only one vote. Don't vote. Vote twice.

Let's count them. Raise your hands.

Bodies.

There's only 9.

OK, but count me as three and him as two. OK. OK.

So add add 23. Did you count?

So what do you how do you? How many? I didn't count.

I counted 23 votes.

One last house.

Well, Tina has 3 here and Don has 2, so that's five. OK. OK.

2.

Lots. So that's six, that's 7.

OK.

That's eight. That's nine. That's 10, that's 1516.

OK, everybody that says they're in favor, raise your hand again so we can get it out your account. Please. Anybody in favor raise your hand. 21.

OK.

Plus.

Another one.

2/24, right. And I counted Tony as three, OK.

Grandma.

OK, it passed.

I have three, he has 2.

Oh yeah.

So that's 5 right there.

Yeah, she counted, she said five and she went.

So let's try.

Around her and Leroy asked you, no.

We're not counting Leroy right now.

Can I say something if you don't have enough money, you don't run the business. That's right. If the water goes off, you can't complain. The dunes used to be 300 a month or year. Yeah, yeah, it's cheap. Raise your \*\*\*\*\* hand.

Yeah.

Excuse me. We paid. OK. OK.

Hey. Hey, you sound like an.

Italian.

It's 250 a month the invoices go out. Yeah, here. The invoices will go out in December. They'll be due January 1st, OK.

Along with the Minutes of this.

Meeting. And if you don't pay Michael, be the enforcer, OK?

If there's enough. Games there will probably go down.

Yeah. Yeah, if everything if everything goes smooth.

It's very simple.

We can move them back down. I remember when the homeowners dues were a hundred a year. So just you can't.

Thank you.

2.

So the reason part of the reason why we have an attorney too is that we need to find out the benefits of being an official HOA or the benefits of being a limited purposes purpose HOA. Or if we. Qualify as being a rural HOA, and if we. Present from being a part of the office of the Buckman, by the real estate division.

Hello.

For the state.

Of Nevada for the state of Nevada. So part of the reason why this attorney and you have to spend so much money on the attorney is to make sure. That we are. Official and that our CCNR's are recorded in our official and so.

YouTube.

You guys have.

Questions. I'm more than happy to answer three that you just said. Which one are you? Which one will we qualify for?

We we to. Qualify for all of them? Maybe. So. We need to know the benefits of all of them, and then we would present. It with the CR.

We're waiting for the journey to give us.

Don't know what those benefits are.

We don't. Yet we're finding that out from the attorney. That's why they will not even talk to us. For the board, they will only talk to a an HOA attorney. They will not talk to somebody other than an attorney. Ohh yes.

Options.

So are we not a homeowners association right now?

OK.

According according to the state, but not according to according like to Silver Spoon silver bloom. We are but not according to the other we we are. Not. The real estate board? No.

I'm sorry and that could be maybe it's too early. You talked to it, wasn't that we weren't an HOA, it was how the HOA. It was set up originally it. Was set up mainly for the water, right?

Stop.

Well, and that's where I think that where we fall under the guidelines, I think more as like a limited purpose HOA, right and we actually should maybe be more under that and be exempt. But I want to know what the benefits are and what the what, what is the.

Harmless.

What is better for our? Community and that could be voted.

On right, we are still like HOA. Abide by those just don't have the governing the NRS and having a if we need a mediator or anything. Yeah, but the facts are yes, we all saw.

Yes. You do not have to get any mother.

Well.

Those CC and R, so we agree to that.

You're exactly right. So, but if we want the protection of that routing, we don't have that right now. And that doesn't mean that we want that protection. But if we do want that protection, then we need to add that.

But the benefit of that protection that we get is \$2.00. Or or two or three dollars per homeowner to have that protection. Is that correct? They.

Won't even talk to.

Us. They did? Yeah. They I got the information.

They did. Yeah, they they said that a real estate attorney would give us information.

Now I call the God. All of the information on the breakdown in regards to it. If it is a fee, it's like it's 2 or \$2.50 per person. Or yeah, that and that is you file it. It was. If you go back you can see where all the what started it and they got the breakdown and you see where they started in like 2005.

That's how much.

Yeah.

I don't want to help.

Something Kelly has the exact date.

And then he just didn't finalize it. So it was like it was done originally, like the rule part of it. And then he added to it. But but it never got filed. And so. And I honestly don't think that necessarily, but we should know what the benefits are. And then everybody could decide.

Your life.

Whether there's pros and cons to be a part of it or not, or if we should be exempt, and technically I think we were designed to be more like a limited purpose HOA because we're really about our water rights.

2.

And we're just making sure our neighborhood stays great, right? And so we are not the same governing body as like the golf course HOA, correct. You know, they they did say the difference is if we were registered, then we would fall under the NRS. And following under the NRS.

If we had. A problem within our homeowners association. It would protect us and stay legal fees for us as homeowners because the NRS and the board of the real Estate Board would then provide the mediation. So the protection absolutely that's the biggest thing for the HOA homes.

You know what?

I don't want to.

And that's why I think their meaning is, is that the attorney? Would have to. Help create that for us, because that's the legal remedy.

That would be a huge expense over above the \$4800.

No, no, it would not be.

Very agreed to do that.

Brad.

He's agreed to do well on the filing. I thought it was just consulting. So no, do more than under that. Yeah, let him do it because I would say let him do.

Yes, yes. Yes.

It.

Well, we're looking into it. Probably we should tell you Katie and Steve are the ones working on the CC and R's and that's why they have been looking into some of this stuff to make sure. What's going on? Because we've we've hit some dead ends on it and these two have been working on it for two or three months and we're hoping to get it finalized in the next month or so, OK.

Look, look, guys, we've basically been sold and we've been around this place like a bunch of country bumpkins. It's worked fine for us for 15 years. It's not going to work fine for us anymore. We're going to make sure that we're.

They've been working real hard.

Following all the rules. We're throwing all the NRS. And we're going to do exactly what we. Have to do right?

It's actually been 30 years.

Just fine for 30 years. You're going to do that from when we get this settled, correct? Yes. OK. From now on, we get right. Then we can follow that from that time on. That's when it's going to happen.

No.

Correct. Yeah.

Yes.

Worries me about back stuff that there isn't any right now, but I'm just saying that because when, when, when that happens and the and the other thing it's got to pass, it's got to pass the homeowners by 75%.

Well, there's still a C in order.

So.

So that's.

And it also has. To be approved by the Administrative Board.

OK, the what if we if you guys go that way if you decide to go that way?

The real estate board.

They have to approve.

Is that what you're?

Meaning, to do we don't know.

But then you just said that though that it has to be approved by the state board.

It says it does.

Yeah. I'm not just saying.

But until then, we still have our current CCNR.

But they still, even the CC and R's still have to be recorded, even if they don't go through the room. So even if they choose to go the rural HOA exemption, if we're allowed to do so, then then it would still need to be recorded, because then everybody else would be getting them new ones because the old ones then would be abandoned.

'S the follow right.

We get.

Right. But we still have the. Current CCR's and bylaws that need to be followed, those are not excluded. We still need to follow.

Those.

OK, go on.

OK, so so as you said, Kate and I and a few others have worked on the CC and R. And. There was. I had spoken to Chris in there a few years. We talked about. Sheds trailers, landscaping and a few you know. High as a high profile CR. For lack of a better word. And So what? What? What we did when we came up with the proposal here and that's all it is, is a proposal and then what's going to happen. You can give us. You know, give the. Give us some. Feedback on it that will go to. The board then. The board will, you know, make their determination, you know, with everybody's input on what the the changes should be. And then of course, at that at some point they would. Go back out to the the homeowners for Bob. So what? So what's on here now are just some potential possible changes, and then

they can, like I say, everybody's input will be heard, the board will, you know, read that over and write up the final changes and then put that out for vote yes.

Oh, if you go through all the architectural guidelines that the architectural committee submitted in March as part to the CC.

Yes.

So you get item by item.

So some yeah, some of that, yes, that that we looked at that we looked at our existing CC and R's etcetera.

We also looked.

At existing, what has been happening in our subdivision from when they started and when we did it, and what we've allowed and.

Speed of divisions, right?

What we haven't, we haven't.

I'm allowed, yeah.

Heard any feedback? So we were just wondering if we.

So that that's what that's why you. Have it now.

This is the only thing. Well, are you guys adding to this though because.

We may well be this was this was just our first attempt as or the high profile CC and ours we may well. We may well go back and make some other changes that are necessary, OK. But but this was like I say, sort of the. The big ticket item so St.

That generally where do we send if we are interested in giving feedback. Where do we send to the board and then?

Give it to us getting sicker.

You can.

Send it to Chris would be the easiest and he'll. Get it to.

Us. OK.

Chris or you can send it to the homeowners box, right? Little blip that our box numbers box 60. Eight, we get, we'll get the mail.

OK.

So nothing will be done without everybody.

So we can't do anything that anybody's vote, so this is. This is just the proposal, just some thoughts.

You can't change anything without a vote.

So nothing's going to change this. This is this is not written in stone. This is just a. Preliminary we can get people's feedback. You know people's input and then and then then you know the board can review it and then then it can be sent out for a vote. But it has to be voted on and passed by the members.

Can I insert something?

Certainly, Chris.

Along with the CNR, there's as as Gino. Has pointed out he's absolutely correct. There's things in our recourse defenses here. Then over here refers to fences again and then somewhere else it refers as defenses. Again, we want to consolidate that all into one area that says fences, and there's a lot of that. Throughout the file. That we need to fix.

Yeah, there's a lot of inconsistencies in it and there's. A lot of repetition. And so I mean that's kind of kind of. This is the. First attempt at addressing some of that, and then as you know, as as like I said, as we get feedback and input then we can, you know, make another run out and then eventually put it out for.

The members and check you are going back.

We want any idea, huh?

And checking stuff like trailers, you were saying things like this. You don't bring that back up again or you just gonna say that's.

Are you guys there?

It's going like that's like this.

That's where. That's where the trailers these on there that's that's that's just a proposal for.

Like that's in. Yes.

Yes.

That go forward, not back. Yeah.

Did that go forward? Not back. So right, you see that all this?

OK.

Stuff is going forward. Not back. Let let. Me. Let me let me pick. Up let me pick an item that's. So I I. High profile, so really like if you read the CC and ours it talks about landscape and basically it says you cannot plant a flower on your front. Unless right, Chris, am I correct? Unless you did the you can't do anything with that. The Architectural committee's approval. That's the approach CR. Say, does anybody disagree with me or is that? That's pretty much what it.

We agreed but pulled down, but we pulled it out of what we said.

Says or you can't take them, right? Correct.

So, so So what? So if you read this now, we're basically saying you can plant, you can take away, you can trim your trees, you can add rock to your yard, you can, you know, do whatever you want with the exception of if you're doing something huge like a wrap around deck that needs AC. Approval. If you're going to put a huge waterfall in your front yard that needs ACC approval, that's currently the way this is written down. Again, this is all subject to more feedback and both, but basically what we're saying is you can pretty much do whatever you want now in your front yard unless you're doing, you know, something extremely large or big.

We want to be as less as, less intrusive.

4.

To have all of you.

As possible.

As we can, but at the same time maintain the integrity.

Of it. So that's that. That's up to you. So you need this. That was kind of our our idea and attempt to do.

That well, I know that I. Know that we'll finally come. The numbers of how we think the artificial rig, one thing I need, I would like to make sure everybody knows it and that is that laws, it's a law that anybody wants to have drop free landscape, they have a right to do so. So if somebody doesn't want to put.

No, I don't want.

Grass in the front yard. We legally can't stop them.

Well yeah, because the NRS code supersedes the other, just like there's not an interest code about other things in our area that we that we shouldn't be governing, so.

She didn't use this right. You enter escort.

Already. So I just wanted. To maybe not.

Well.

We'll make up.

Yeah, but that's where the bylaws let's talk.

The new ACC and the new bylaws and all that, and then sure the lawyer will go through it. We just want to make sure that whatever we put through is filled by the NRS. So we don't have any more headaches. So the same way.

Free.

My question is, do you want us to discuss this tonight?

No, it is not. Your feedback in an e-mail from your top of your feedback of what your thoughts are.

No.

Yeah, just. OK. If the real let's see you and spend 2 hours. Dude, that's why I gave you. So.

So then who do we send?

It to yeah.

You can bring it to Chris. Bring it. Back door mail it to the homeowners.

Yeah.

We wouldn't be here all night. That was the idea about writing it up right and passing it out. And you guys can.

Have time to review it. Digest it right so so the question is because you you made the comment about the NRS thing going back and forth or is it a plan that if you do the CC and R's?

Even just ideas.

Yeah, go ahead.

What about the biologist? Because, see, the bylaws do refer everything to. The end and I.

Think that that's where we gotta talk to the attorney because it depends on if we're a full HOA or we're a.

Yeah.

Limited Limited purpose association. If we are limit purpose association then it's different. We sometimes maybe only would have the CC on earth in a smaller portion of BYU.

Hello.

And so that's depending and there's benefits and pros and cons to both sides.

No.

Of that right. And I think that that's what the confusion for me was because when we were going through and reading this, seeing ours and doing and everything, but then we were also because you've got your bylaws that give duties, right. Yeah. So you look at your duties and they're using your bylaws, your bylaws.

Yes.

Hello.

Very specific to your NRS and that's what alerted me to call the board to find out what that meant because that's the heart. Her is that it just depends on what this is going to be, because official HOA has different guidelines and.

Ohh I know.

Stricter and they tied to their bylaws way harder at a. Limited purpose association.

Just to save time, because that's what and then I'm gonna go back to the time that we spent in CC and ours and doing a guidelines based on the CC and R's to help out the much. You can't to be right here.

Mr.

OK.

Out of fairness to the homeowner, the homeowners are going to go through, they're going to look and give this information in regards to this, how long when can they attorney let us know which way to go so that we know how to answer this will.

Well.

We you sent the e-mail today? Yeah.

Yeah, I'm anticipating that we will then. Answer all those questions. Next week.

I think it's fair, though, that that sent out right away because, and I think it makes a difference on how everybody answers and puts the time in to what's going on here.

It's already 7. As soon as we have an answer, everybody here will know what? That answer OK.

So probably within a week maximum. OK, I think that's there.

Yes, the e-mail went out today to the lawyer, OK.

Says get by getting into this and you find out more. Like ohh yeah.

Oh.

It says, you know, we find out more and more. And so you're exactly right, depending on which side that we go about it, we might think about these CC and ours differently so.

I'll see.

Well.

So Chris, what is the best way for us? I was thinking of just printing out like the bylaws and CCR's and just make notations on it and they just give you it. So where you could read it, what it actually said. And then my comments are so you can.

What's that? And you want that?

Relate A1A1.

Do it any way you want.

Well, that way you know exactly where.

I agree. Yes, I agree with you totally. Definitely we have to, because then they was there and what we're recommending.

That we change.

How many in here actually have a copy of their CC and ours? We handed them all out. I would recommend that integrating would actually.

You guys gave it.

Read them reading.

OK. Thank you. OK. Any anymore, Steven, Katie.

No.

OK.

If anybody needs a copy, there's you know.

Resolve. I just want to say I. I commend the board. For what they're trying to get. This thing straightened out.

Right.

Because I really. Dug into this stuff and I know what's new. Starting his own business and all that stuff. And I have all the breakdowns when we're to get this filed dates and stays everything and he goes all the way back to year 2000. So I mean where we had the first sign paperwork where everybody signed agreeing to the original, I think 14 or 15.

It's not working.

The thing is, is that during that time. God bless his. They didn't keep up or he didn't make adjustments for the new people coming in and new stuff. So when they said that they need to get a lot of stuff to take a look at it, it's really it's really.

All right.

In a lot of ways, it's so bad.

I.

I mean, it's not like that, isn't we don't need this. It's it's just bad that repetition. Like I I mentioned to Chris, he said that you know, hey, you know, fencing on how to do fences is listed in five different locations and here everything from our fours and it's it's all over the place.

Think.

And that in fact.

The owner's not under the area. Where is the headquarters for Miller Meadows? Is Nancy and Bill's house. It's listed with the state. So Bill, you're in charge.

Because that's where he lived.

And in charge. Out of defense to this whole thing, and Katie can probably contest to this. You know what HOA's and the way that things were ran in architectural committees when they'll keep crash happened in the real estate. In 2000 and. They it they they overhauled it all so actually.

This whole department wasn't even there until 1998, so he might have started it. Yeah. And they never finished it because there was not enforcement of it, probably for 10 or 15.

More years after. Yeah, they were learning it. And then all of the crash happened. All of the vacant homes, all of the trash. Everything started so out of defense to everybody, even Chris and everybody. They're operating based on what they do, but if you're. In it like. He did it and I even didn't realize because I've been out of it for 15 years when I started making the phone calls, it has changed in the last 15 years, usually change and a lot of. It is because of the. Housing market crash in 2008.

OK. OK. Thank you guys.

How? Many have you. Met Keith no. Keith. And do you know who Keith is?

The water master.

He's a water master. If you get an opportunity. To thank him for what he's doing, please do it. He's doing it voluntarily. He doesn't get paid a. Dime for it. He does it on his own time. And it's a lot.

Yes.

Of work you. Get on the his website all the time. Just listen to me, Chris. I was trying. I'm not much on computers, but I couldn't get it. Took us for everything Nancy couldn't get on because I called. I called her too. They can't get around, so I ask. Go to the CCR can't get on. He says go to the CCR. Go to the I mean to the website and you can't get on his website. So he needs somebody needs.

You have to sign up and then he he will authorize and then you can get in, make a password. I just did it last.

They were.

Week and I got right in. Karen Herrick, my neighbor, just did it last week as well, and she got right in.

But I don't think what I think you just said that I signed up last year, never got anything. I really signed up twice this year and I got my first e-mail. So I agree with what you're saying. And so that is a good. I'm glad that you guys are talking about that because team has got one website with like a Gmail or whatever.

Where is my little girl?

Yeah, I'm shutting that down. That's going.

The water thing and I think there needs to be something a little bit more.

Away. I'm gonna shut that down.

That, but it's easier for everybody.

We can talk to Keith. And tell him what the concerns. Are here and see.

Let me let me insert something here.

If.

I'm sorry you're having trouble with that, John, but it is once you're signed up, it's relative relatively easy. It's just quite simply. Millermeadows.com period.

And the one that I set up you that Mitch set up years ago.

Is pepper long?

We now have it, but we didn't have it for months with the water all over.

Would you like to add to that? As you just said, Theresa. Teresa, if we continue to use, it's an easy format to use, but I would also like to hear some feedback from everybody on what we want to add to that and it needs to be added to. So we have recurrence. Three, yeah.

I think they need to have a storm and stuff like that to where it's not just about the water, it can be. I mean like, you know, we did, you know, like the Christmas lights or the meetings or things like that. And so that that would be my. That's what I'm saying about user friendly.

I, and I think he's willing to do all that for us. OK. We'll talk to him. He's in Missouri right now, but we'll we'll get to him. He's very, very accommodating, so.

OK, cool. All right.

But the other one that mixed that up years ago hardly ever got used, and I'm going to shut that one down. So that one's not going to be good anymore.

You're gonna have one. What's going on? What's my IP address? And it went on millermetals.com and in front of my IP address. And I said I'm not giving you that.

Yeah. No, it it didn't ask me for that one. I signed up that. No.

OK.

Hello everybody.

OK.

We have some fairly major repairs on the water system this year and it cost in a couple of cases where they had to change the schedule from where? It was scheduled. We had the filter housing. The filter. Itself, the stainless steel, the housing is not, and it was resting very badly. And it was going through inflating up people's sprinklers. So we had to shut it down. Take it out. We sent it out and we had it coated. So it won't happen again. We had to do that. That was right at 500 bucks. We had one of the major valves go bad on us. We had replaced it. That was another 400 bucks. Typically we don't have a lot of expenses there and some other minor stuff in there, just letting you know why those costs were there this year.

When they have the mud slide in the canal, it it plugged up the pump too and Mike and Keith and Chris had to go up there and they were pulling the sagebrush and stuff out there, but they got.

It all cleaned.

Out and it seems to be going good now.

There was actually large pieces of sage brush against the impeller.

Are you ready?

Can I say something? Sure.

Insurance.

So. On the rust inside your pipes, go into your sprinklers. Just because we had that. Power coated and sandblasted pipe that goes into the ground is steel steel.

Five, OK.

I believe we might get rust still even after we did those repairs. I agree. So if somebody up front like Linda, if you get rust in your sprinklers.

We're just pulling out.

You know.

Yeah, you clean out your tip and you'll be fine.

You know, beginning of the water, we open everything up and. Try to blow.

It out. You're not going to get a golf ball sized rock in there. It's just going to be like a flake of rust only because that pipe that goes down is still metal.

Conversation.

OK. But I think the whole system is a lot better. And there's some heavy rusted.

And. OK.

I had a question that I came here tonight to talk to the group about. I want to know if anybody else in the subdivision have any trouble with the air conditioning during the summer heat I have. I had trouble and I saw the air going in several times to the subdivision. What was going on? Is I used to work with the power company, so I have an alarm in my house. If I get a low voltage situation in my house and when the weather was really hot. About 3 in the afternoon from three until 9:30 at night because buildings was going way down in our subdivision, and I think it was because the power company has kept up with all the young right here. Have I called the power company? I know some of the guys and they sent a trouble shooting truck out to. My house and they agreed with me. I've taken the voltage readings and everything in my house and it was going down to like 220 volts. Supposed to be 240 volts and so.

Then the.

My air conditioner went out and it has a capacitor to go out and it costs about \$200 to repair it. And so I called the power company. They sent a troubleshooter out. I talked to. Them about raising. The app settings and the voltage regulator at the substation, and I think they finally did that, the building. Came back up to a more normal situation and it wasn't going down during the heat of the. Hey, but I didn't know if anybody else was having that problem or not besides me because I'm aware of it because I have alarm that goes out, goes off when it when it goes down. So does anybody else have air conditioner problem during the summer heat?

There's some supplements.

Problem with the air conditioner. But we did have low voltage in our house.

No matter where we're eating, comes down.

Yeah.

OK, things like that. Thank you, Tony. But let's do it. Just trying to do this.

Sure.

OK.

So I usually talk loud and I was talking louder. Just so you guys know. I was yelling because. Chris doesn't have his hearing aid on, so I was being polite to him. So anyway, I'm going to give you guys an update on what we've done as far as the ACC. And the business that we

took care of this year when we first came in, the first thing that we did based on sheds and everything that we came up with, kind of like a guideline based on the and this is all based on the existing C&R's with in mind of possible changes coming down, but we. The first thing that we did was as we resolved a complaint on the shed and then we reviewed and that was all approved and done in June of 2024, we updated our ideas for the CCR's and the bylaws and we submitted them to the board. As we had stated and we talked about that that is not completed.

My family tree.

At this point, and so we will, I would ask though going forward, because we have, as the committee put in so much in going back and forth to the bylaws for the to come up with the guidelines and again the guidelines that we were reading.

Everything.

Was that the ACC needed to have guidelines to go from that way, as one committee comes in that it's following the same as committees are coming out. And so we that's a three ring binder so that there was guidelines to where we wouldn't have that issue of interpretation. So we did do that with the.

Oh.

With the bylaws and the CC and R's, and then we developed a little bit of sorry, a guideline that we started and again we were waiting for the C&R's to be completed and then it would be approved all all of it has to go through and be approved. By the board anyway and then the. The guidelines would not have to be approved by the homeowners, but it would need to be approved. I would assume by the board. Yeah. So to keep that working relationship, the other thing that we did was we organized the block party in June, which was kind of cool and.

Yeah.

Again, that's where the having a website to where we can put all of that and then pictures and and whatnot would be good applications that we reviewed this year. Again, we did the shed approval at 21812 run. We have a fence approval at the 499 nighthawk.

Send.

415 Tanger share at 1:03 call one we approved a gazebo with a complete. And then at 103 Crow run, we approved a shed and then at the same address 103 crawl run. We did a variance approval for future shop so that they could get going on their plans and then approval for landscaping the phase one at 499 Nighthawk. And then at 4:15 tanager there

was a application for approval of some landscaping. We have one outstanding application at this time and it's report 13 challenger. It was for a fence that.

OK.

They thought they were replacing the existing fence, but they moved it 2 feet so it it's basically a brand new application because it did get moved and at the same time it's not within the setbacks. So we're going to probably need a plot plan and get a variance approval on it. Because I don't think even the original one that was done and that they moved it that. So anyway, it'll probably get approved. It looks really nice, but that is still an open to application at this point. The other thing we do this DCR's that I did not notice that we will put in our thing is we've talked about it with the board a little bit, possibly looking at setbacks on the size. Depending on the type of lots and so again, that's another reason to have that communication from the ACC to the CC and our committee. Yeah, absolutely.

I think we have. That.

Alright.

As a. Forward, we trust what the CC of what the Architecture Committee is going to do, right. They follow the guidelines and they're going to keep it away from the guidelines. The only time the board has to prove that.

So that's the reason I say that that is still open because that will need to get that complete information together and then present that documentation to the board for an approval and then it will. Go back all of. These things that I'm telling you are in a three ring binder and they're documented and all of the. Information on why. The approval is attached to it as well. There was also three complaints that were submitted to our ACC. We forward those to the board and that is their responsibility and that's pretty much it going forward. We're just, I mean, I think we've had great movement in developing this ACC committee and so.

Those forms. So if anybody wants to do something.

And you need a form.

Great. Go to the board, they.

Have those ones available.

Right. Which that would be something good to put on.

To you, do you not? There. Well, well, yeah, yeah. So we do have forms available and.

I think there's one thing that I would like to say a stick, a little bit of stigma is like submit an application. It's not. I mean, we all are looking at it that it's just more let's cross our T's and dot our I's and just make sure that. We're OK, I think. Jason moved in and you know, I I know that we maybe had some delays because we were still trying to figure things out ourselves. But I mean, I really appreciated his putting it in. And when we came back on things, I mean, he was right on it. He took care of it right away and it was done. So I mean, I know that. There was some comments about approvals and things like that. That is not the intent of all of this and it's I love that we're. You know, find, you know, streamlining this a little bit so that we don't have to figure things out, that it is more easier and whatnot. So I think that's it. I don't know if there's any questions for for our committee.

Right.

Is there anything else anybody has any questions on? That OK, you have another thing. That you want to bring up.

I do and.

I'm going to adjourn this meeting. Unless somebody gives. Everybody agrees, but she has some other things. She wanted to discuss.

Yeah. I just. Have one thing no but.

I mean, there's there's anybody else have.

Any. According to the law, by law they can only address what is on the agenda. They can't comment, vote, etcetera on other items. We did have one thing that I shaped. The fact we're waiting, everybody behaves and the way I really appreciate that last year was successful. And I apologize for not holding my menage.

It's OK. I'm going to talk loud for you. I'm just kidding. Did you have something? I'm sorry.

Hey.

Well, you know on the landscaping. The new houses that were built and have them built and stuff is just a good.

Example and that's.

It says last day within two years. So what do you call that? Let's call that.

I think that's that's suggestions going forward though, that's for the C. And R. 'S give your suggestions for that and that would go to Katie. Yeah, that's not for now.

Give me suggestion. Good fun. That's why we gave. It to you. Just wanted to have John.

And I just wanted to know if there.

Was.

Nothing. You had to have or.

Evening. But no, it's just a suggestion for everybody to look. Yeah, I was just going to ask, were you making a motion? I did. I make a motion to adjourn this meeting.

What you have?

I will second the motion because we have finished the agenda.

Yes, Marguerite. That's a yes vote. Everybody in favor.

Aye.

OK, Now Teresa has something she wants. To tell you.

So last year at our we had talked about our road and in our subdivision and during that I was able to find out and I've come around and you guys have signed the petition, a few of you have signed the petition for the road. So I wanted to explain a little bit of.

Never.

When they stated when I called that we are not for repair, it's because of the age. It's too far gone, no repair. So it needs to be on a five year replacement in order to do that based on the way that our subdivision is down at the city, we have to have that 75%.

How to go bye bye.

Thank you. Bye bye.

Signing on a petition. And then so that we can get it in place for the five year, the petition is just the start of it. We'll have to do the next steps from there. And so, so far, everybody has done pretty good. If you haven't signed this lease, please sign it for me. The other thing that I'm going to do.

OK.

When I go in, is this is for Miller Meadows and all of the roads in Miller Meadows? But it also is when I go in is I want to talk about from the new subdivision at shadow the turn at Shadow where you go and you have like the Shining. You know, the little Creek over the thing and then you come into right there. That is something that I feel needs to be addressed. The issue that when I originally talked to the city that. They didn't want to talk to me. They will not talk to me. The Main Street down to shadow, you have some new area

and then you have the old area. They have it slated. Whoever buys the subdivision, you know that that around there that they would be responsible. The. For doing that road so. I personally don't. I don't like that. It could be 10 years and I don't think that road will last another 10 years, so I'm not sure on that. But right now just focus is to. Or get us on the five year replacement and then see if we can do something from shadow to the bridge. Now, I think you said you had. Sorry you you had some information just like.

I have talked to them before on a couple of different occasions. And part of the. Problem is, number 1 is what I'm being told is that he doesn't.

Yeah.

Have the money. The power company has to improve it to CID has to improve it. Gas company sewer lines. It also connects to which they have to reserve. There's a lot of approvals that. Have to go in there.

But you're talking maybe 3 down. I'm talking, which I can see that it would be TCF something guys might know better than.

Play with that.

Because of how the ditch goes underneath it so I can see and they do the.

No.

Maintenance there, right?

Walk across the bridge. There's huge gas lines that go into middle Middle, Cross crosses next to the relatively.

Right. I think we're good right at the entrance of Miller Meadows. It's from that point. Steve, do you? I mean, I'm looking at.

Like you do not.

You because you're a you're a third guy here.

Yeah, you know, This Is Us, Steve. No, no. So the the entrance into the Miller meadows, that right there is done, right. It's just a little bit to the right. Would that be north of that, right?

I'm assuming that like the entire Rd.

Stop.

A new box will work everything else, but they're killing it. It's the only way.

Get over here.

That it makes. The full removal and replacement? Or are they telling you that they could patch all the tracks?

No, they're saying they can't and and I have a problem with that because, and I'm hoping even with.

Spend the limit.

Having. This that we can maybe possibly push some repairs because to me, our kids can't even go out safely and ride anything, yeah.

There's there's no as well as the repair. So there's a removal like, you know, grinding the entire Rd. out and retail. That's a that's a.

Right.

Huge expense. Definitely having money for that. There's also, you know, the bigger cracks. You know, you could slice your crack sealing some of the bigger ones, like patching areas. And that's probably the most cost effective.

You have to cut them and redo it, right?

Hey.

Here's what I was told when I called in. The reason that I did the petition so that I could get and to start talking about it. I was told by Hannon, our counting our Commissioner.

There.

That OK.

He that we were outside of the limits of the 30 year for patching, we were full replacement and that that once they approved it or got all of our signatures and they would put us in a five year replacement.

2nd.

And then there's.

A possibility we might need a second opinion on that because I think that. There's been some words that. Are not always on the same page.

At Armory guide in.

I'm talking about just Miller Meadows on that right. Yeah. Yeah, no, I or what do we need to do and how? And this is what he got back supposedly from planning. But I at the same time because the comment was you guys over there.

No, I just think that.

The guideline of who talked to. You about my got my nephew the right information.

Miller meadows. I need 75% of you. So that's the reason that I have the petition. I didn't want to hit that that brick wall I wanted to.

As the doubled.

OK, I'm gonna go see it.

Accomplish this part of it. And then with all of us knowing, and I think if we if we go in and have more of.

Scratched.

You know, what's the word I want to try to say a commitment. You know what I mean and understand. But we also have documentation to follow because you're saying you've talked and this is what you've gotten. And this person. I just think it we have that documentation.

Tell her 3 minutes is up. You 3 minutes are up come.

So guys, if you haven't tried it.

On get out of there.

Get out. Let's go.

Have one more thing I'd like to say. I've seen more people in this meeting than I've seen in this thing, and I thank you for showing up this the.

Alright.