

## **Minutes of the Annual Meeting of the Indian Paintbrush Homeowners' Association**

The annual meeting of the Indian Paintbrush Homeowners' Association was held on September 14, 2020 on the lawn of the Old Wilson Schoolhouse in Wilson, WY.

The meeting was called to order at 5:10 by President Ellen Fales. There were 24 voting lots represented in person and 12 voting proxies held by Treasurer Rebecca Studer.

President Fales began the meeting with the Road Report. She stated that the Indian Paintbrush Homeowners' Association (IPHA) is currently unable to pay in full the road maintenance bills for this year. Currently the subdivision owes approximately \$12,000 to Yellow Iron Excavating for road work. The road work that has been completed this year includes making sure that drainage is open on all roads, grading and dust guard on all dirt roads (at a cost of approximately \$17,000 per year), and continued maintenance on Lupine trail that addresses potholes and drainage. Additional expenses for the roads include noxious weed treatment and mowing for the edges of the road during the summer. President Fales asked homeowners to consider taking care of noxious weeds on their own properties as well as maintaining edges of their property near roads in order to help with this problem in the summer months. Plowing for last winter amounted to \$45,900, and a total of \$78,000 was spent on road maintenance in fiscal year 2019. Upcoming road maintenance was then discussed. The main section of Paintbrush Trail will need to be chip sealed again in 2022. In order for that to happen, the IPHA will need to book the work with Evans Construction one year in advance. She then brought up the idea that we should discuss an increase in the annual dues to cover these expenses, which was discussed and resolved under new business later in the meeting.

Mike Calabrese, President of the Indian Paintbrush Water District gave an update about the Water Board. He stated that the water district project is done, but there are still a couple of projects that need to be completed. Two more air release valves need to be installed, one on Lodgepole and one on McNeely. He stated that some plumbing also needs to be replaced in a couple of areas. \*\*\*All residents need to know where their curb stop is in the event of an emergency. Please mark this pipe. It allows repairs to be done on individual properties without neighbors losing water. \*\*\*

Rebecca Studer then gave the Financial Report. She addressed that the subdivision has a low cash balance and would need to raise dues in order to cover expenses for this year. She stated that the increase in trash fees from 2019 is mostly covering the costs of trash removal and recycling, and as such those fees do not need to be increased for 2020. That said we do still have a problem with construction and hazardous waste being put into the IPHA trash shed. The treasurer reminded residents that the trash shed is for household trash only. She also stated that we have 5 years left on our loan (the current balance is \$279,653) and that our line of credit (in the amount of \$15,000) has not been paid down. She then proposed that we raise the HOA fees by \$400 per year (for a total of \$2,400) in order to cover current and future road maintenance.

A motion was made to increase the dues by \$200, twice a year for one year. The motion was passed.

No Old Business was discussed.

In New Business, the President of the IPHA then discussed the problem that we are having as a subdivision with internet service. Despite multiple attempts to correct the problems with Centurylink, there has been no progress on upgrading the DSL that we currently have. It was suggested that we need to investigate other options including Silverstar and funding from the state for underserved areas. There was interest from many homeowners in looking into the possibility of replacing the current system with fiber optic cables, which would then provide high speed internet to the entire Indian Paintbrush subdivision.

Lesley Williams of the Bridger Teton National Forest, and Battalion Chief Fire Marshal Kathy Clay then spoke about the continued need for wildfire preparedness for homeowners. Lesley Williams asked that all residents sign up for nixle alerts for emergency management. This allows any subscriber to receive emergency alerts whether you are home or not. Anyone can sign up with their cell phone by texting our zip code (83014) to 888777. Williams also recommended that an action plan should be developed by each homeowner in the event that a wildfire occurs in the future. She reminded residents that the state of Wyoming does have grant opportunities for wildfire risk reduction. Fire Marshal Kathy Clay then spoke about the need to lower the risk for wildfire. She urged residents to remove all firewood from their decks and to follow all BTNF fire restriction guidelines because the subdivision fuels are similar. She stated that more information can be found on the JH Fire/EMS webpage: <http://www.tetonwyo.org/149/Jackson-Hole-FireEMS-Department>.

The election of Directors and Officers was then conducted. Mike Quinn was appointed to the Architectural Committee. Vice President John Becker retired from the board this year after many years of service to the Indian Paintbrush subdivision. A motion was made to retain the three remaining board members and add Kevin McAndrews to the IPHA board. The motion was passed. The directors and Officers are:

Board Member and President	Ellen Fales
Board Member and Vice President	Kevin McAndrews
Board Member and Treasurer	Rebecca Studer
Board Member and Secretary	Erika Stevens

The meeting was adjourned.

Submitted by Erika Stevens