

Shiloh Estates Annual Homeowners Meeting Minutes

Saturday, February, 24th 2024

Journey Church

2-4pm

Call to Order: Mike Klobberdanz called the meeting to order at 2 PM.

Homeowners in Attendance

Klobberdanz, McLaughlin, Newman, Kesler, Campain, Smart, Grasmick, Dittberner, Schwindt, Pinkham, Isom

Order of Business

1. Provide Proof of Notice: Beth Kesler, Secretary/Treasurer, mailed the Annual Meeting Notice to all homeowners on February 6th 2024
2. Establish Quorum: 20% of 34 eligible votes (2 votes/lot; 7 votes required). 24 votes present
3. Reading and Approval of 2023 Annual Meeting Minutes: It was moved to accept the 2023 Annual Meeting Minutes as submitted.

Old Business

Mike K asked Eric K to go over irrigation issues. Short discussion on punitive action if water is not taken care of. Further discussion for another time. Please follow the rules below when you have your irrigation day. Brad G mentioned it was better for Shiloh to order water starting on a Monday, water is more consistent if water is not called in mid week. Mike K to follow up with Cassie Dorrance and Rich Thomas in Moriah. Canvas dam should not be in the ditch behind Dittberners. Lynda smart brought a diagram of the ditch system. See attached at the end. Expect a followup discussion on the responsibilities of each homeowner regarding water use.

1. Irrigation Issues
 - a. Monitor splitter boxes and water flow
 - b. Check ditch for and clean out debris
 - c. Take water when scheduled; begin and end when scheduled
 - d. Communicate with persons scheduled before and after to facilitate smooth transitions
 - e. Do not leave water unattended

Mike K briefly covered homeowner responsibility to take care of property

2. Care of Property
 - a. Keep all trails and ditches on your property free of weeds and debris
 - b. Keep property mowed and maintain landscaping
 - c. Keep gates closed

New Business

1. COMCAST presentation. Comcast rep explained the process for having fiber optic line installed in the neighborhood.
2. Common area maintenance/mowing bid - Annie Campain put in a bid, \$4500. Bid approved by all home owners.
3. Irrigation Scheduling - Cassie Dorrance has offered to schedule again this year. Bid of \$2800 approved and accepted by homeowners. Beth will notify Cassie.

4. Secretarial bid - Same bid as last year \$599 for Beth. Approved by all homeowners.
5. Moneyminder accounting software. Eric K has looked at new accounting software for the HOA. Mike K discussed how expensive Quickbooks was, \$925 p/y. Moneyminder is \$259.00 p/y and a much easier system to use for an HOA. Lynda Smart said she liked the format of the budget. The board approved Moneyminder for Shiloh.
6. Review and approval of 2024 budget- Mike K went over the budget line by line. No big issues. Mike mentioned taxes would be \$157.00 this year. Dues to stay the same as last year. \$1650 p/y. Approved by homeowners.
7. Dog and horse waste- homeowner discussion regarding keeping the neighborhood clean. It was mentioned that much of the waste is from Moriah residents walking in Shiloh. All homeowners agreed we want to be good neighbors and let Moriah residents enjoy walking here. The board will write a letter to Moriah to ask that waste be picked up and dogs be leashed. Julie C mentioned how some Moriah residents come over the ditch and surprise riders in the arena. This will also be mentioned in the letter. It was decided that if horse waste is on a hard surface road it needs to be cleaned up by the homeowner.
8. Annual clean up day-It was discussed that just the same few homeowners show up for clean up day so should we organize one? Mike K asked that homeowners let him know if they see anything that needs to be done and Mike can take action at that time. Louis Isom offered that his kids can work so please contact him. Louis said they would work on some of the ditch cleaning for 2024.
9. Irrigation refunds going forward- Mike K discussed the problem we have with irrigation refunds. If we get refunds (as we have the last 2 years) we get them at two different times. Larimer/Weld ditch refund we receive in November, Windsor reservoir we receive in January. It is very time consuming for Beth to give refunds and balance if we refund on the back of dues. Mike K suggested Shiloh HOA carry the irrigation fee until we know how much or if we receive a refund. If we do NOT receive a refund irrigation fee will be invoiced to homeowners in January of the year following the irrigation season. \$550 received this January was approved by homeowners to stay in the savings account.
10. Landscaping- Bar ditches- These need to be regraded up to the road. Mike K talked to Justin Walton and he has offered to do the work for Shiloh. \$1200 for Justin's time and fuel. We would need approx 250 tons of material. Justin talked to Larry Duran. Larry has asphalt at \$12 p/ton or rock/ road base \$18 p/ton. The job would be a total of \$4200 with asphalt or \$4800 with rock. Homeowners approved the use of rock at \$4800 for the job. Justin will buy the material from Larry Duran. Homeowners approved the job to be done by Justin and \$4800 to be used from the savings account. Mark Newman made the suggestion we wait until COMCAST has run fibre optic cable before this work is done. Timeline on this job is still to be decided depending on COMCAST timeline.
- Irrigation ditch, concrete repair-Homeowners discussion on some sections of the concrete irrigation ditch that need to be replaced. Phil D mentioned he thinks there might be parts of the ditch where the water is running underneath. Mike K said replacement would be approx \$100 per linear foot. Mike K will make some calls for bids on this job. No agreement on this job as of the end of the meeting. Once Mike gets bids we may need another meeting to talk about how to pay for this.

Arena drainage- Homeowner discussion on what to do to fix this and the fact that it is the lowest area in the subdivision, hence water drainage will always be an issue. Julie C said adding sand really helps. It was decided at this time to continue to manage drainage by adding sand when needed.

Being "water wise" - Mike K addressed expected water costs this year for our common area. (budgeted for \$8000) Costs are expected to go up by approx 10%. Mike K will continue to monitor the sprinklers at the front and turn off if it rains and Eric will continue to monitor the arena. This does save us a lot of water as it did last year with our wet spring and summer.

11. Road cracks- It has been noticed by homeowners walking the road that we are getting a number of cracks. Mike K suggested getting a crack fill job done this year. Two years ago the cost was approx \$7000. Homeowners approved for the job to be done. It was discussed to maybe use ½ from savings ½ for a special assessment. Dave S asked that we wait for a bid. Method of paying for this yet to be determined. Mike K will call for bids.
12. Election of officers- Mike Klobberdanz and Mark Newman offered to stay on the board for another 2 year term. Thank you to Mike and Mark!

Last discussion for the meeting- Brad Grasmick said there was debris in the irrigation pipe going from the east of his property towards the 3 way box at the corner by his house. This pipe leads to Newmans/Schwint and Gustafson. Brad thinks it is 30-40 feet away from the 3 way box. It is a job that needs to be done before it hinders water flow. Mike and Eric put forward possible cost of \$1000. Eric K will talk to Brody Hansen as he may be able to do the job. Eric to get bids and get back to the board before approval and decision on how we will pay for this.

Meeting adjourned by Mike Klobberdanz at 3:45 pm

Thank you,
Mike Klobberdanz, Mark Newman and Scot Mccloughlin

Additional information. The HOA web page can be found at

http://www.neighborhoodlink.com/Shiloh_Estates

Once on the Shiloh page you can pull up the HOA documents in the section "Pages & Links". You will need to hit the small "More" link in the lower right corner of that section to get the full list of available documents.

Overview of Irrigation System

