



Higby Estates Homeowners Association

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2022 Annual Meeting Minutes

December 5th, 7pm, St. Peter Parish Center and Chapel

These notes are intended to supplement the slides presented during the meeting.

Attendance

Joel Nelson, president

Mindi Nelson, treasurer

Kimberly Will, vice president, secretary

Larry Smith (Board member)

17 lot owners

17 proxies

HOA key committees

Architectural control committee (ACC)

- Michael Shroeder
- Larry Smith
- Larry is planning on moving sometime in the next year. They are looking for a replacement. Please contact the board if you are interested.

Forest Management

- Alan Feldkamp

Water Committee and Reporting

- Danielle Levasseur (Not in attendance)

Water Update

- Only three houses out of compliance with the water limit. Letters were drafted and sent to these households regarding fines.

Wildfire Mitigation-

- Chipping day occurred later than normal this year (2022) due to inclement weather. We will plan on scheduling the chipping day in June for 2023 to avoid delays and inclement weather.
- Chipping day fees will most likely increase for residents in 2023 to haul off chips from chipped trees. In the past, chips were dumped on the common lot but that area is filling up. Residents would still have the option to chip back onto their property for a lesser fee.
- Four letters will be sent out to homeowners with trees infected with either the ips beetle or the mountain pine beetle that are still standing.
- Firewise certificate can be found on the Higby Estates website if you need to access it for your insurance.

A motion was made to pass the budget and the motion was approved. A quorum was met between the lot owners in attendance and the proxies.

Follow up Items:

- Zelle - our bank does not have Zelle. Most banks allow online bill pay - recommend the best way to pay electronically is to set up an annual bill pay for Dec each year. We are not increasing dues, so the annual amount will continue to be \$110.
- Call-in for annual board meeting - The Board encourages all those interested to attend in person. Although upon request, we can make a call-in available.