

Trail Ridge Board Meeting
www.trailridgepoa.com
Minutes
07/11/2018

The monthly board meeting was called to order at 7:08

In attendance: Jeri Hurley, Ruth Dunn, Wes Banks, Ron Hooker & Billi Jennings

Quorum – yes

June minutes were approved via email.

New Business

An Architectural request form was submitted by Craig & Wendy Kendall. This has previously discussed and approved by the committee.

Ashworth's lot - it is clear something is being built as well as there is a large hole in the ground. We do not have an architectural request on file. They already have one additional structure on the property, so it appears they would need a variance. Also, there is some question as to whether they had Ben Mavy come in to tie in the water, if they did not they will be charged a fine. Wes remembers them asking about a hay loft, but nothing else. No other board members have had any communication with them. Wes will reach out to Jim Bailey & Steve Ashworth on this.

Two homes in the development have siding that isn't allowed by the CCR's. Were there variances requested? Wes will check with Jim Bailey and let us know.

There is a lot that is parking vehicles in the common area and they have piles of garbage making the lot look less than presentable. Wes will stop by and let them know what is expected.

Currently fiber optics are being laid in the subdivision. There are a few areas that got ripped up in the process and they assured Wes it will be taken care of. Ron would like them to complete it by October, Wes will call them to discuss.

Speed bumps have been ordered. Billi requested a check to pay for them, Wes Banks motion to approve payment, Ruth Dunn seconded, all voted in favor. The invoice will be presented to Tamar for payment. Ron, Billi (Dave), & Wes will install them when they arrive.

Wes was approached by the horse arena managers that they are planning on having a horse show on the August 17th and wish to have an outside dance on August 18th at the arena. The boards only concern was noise, and speeding traffic. Wes said they assured him they would end the dance by 10:30 and he will reach out to them about the speed of the vehicles. If the speed bumps are installed by then, it would help.

Old Business

Bills – Frank Hess Legal Fees -	\$90.00
Star Valley Water	\$870 (January & May)
Town of Afton	\$54.00
Lower Valley Yard light -	\$14.43
Pump House -	\$381.09
Storage tank -	\$16.91
Equipment Heater -	\$31.23

It appears we were never invoiced for January, so it was not paid that is why we are seeing it now, Jeri confirmed. Ruth Dunn moved to approve the bills, Ron Hooker seconded. All voted in favor.

WYDOT – haven't heard anything since our letter was sent which is somewhat encouraging. It is currently in WYDOTS hands.

Park Clean up- Clairey Grubbs took point, she mentioned to Ron's wife that she had reached out to a few people and had no response. None of the board had been notified but a few members had been approached by other homeowners with interest in a cleanup.

Lot resale – We would need 100% approval from all members to change the CCR's to allow for the sale. A letter will be drafted and sent to the board for review and approval. Once completed it will be sent out to see where all the lot owners stand.

Ruth Dunn motioned to adjourn the meeting at 8:25 and Ron Hooker seconded, all voted in favor.