

Wilson Arch SSD Open Meeting Agenda with Public Hearing
Thursday, Dec 30 , 2021, 6 pm MST via Zoom

- I. Call to order
meeting called to order by Eric at 6:03

- II. Roll Call / Quorum: quorum met with Eric and Craig present

- III. Approval of Minutes Nov 29, 2021 (vote): Craig made motion, Eric 2ed.

- IV. Approval of Agenda (vote): Craig made motion, Eric 2ed

- V. Updates to Old Business
 - A. Lot F status: Craig said HOA put in bid to Phil Glaze to purchase lot F.

 - B. Hiring attorney: Eric said we hired attorney from Fabian (Vancott)

 - C. Review request for quote (RFQ) for fee schedule / master plan
Eric stated we put in RFQ to Sunrise

- VI. New Business
 - A. Resolution to transfer the Wilson Arch Water and Sewer District to the Wilson Arch Special Service District
 - 1. Review: Craig made motion, Eric 2ed to table resolution until we get back word from attorney

 - 2. Public Hearing: Dawn said it was a wise choice to do correctly with attorney, not to rush the transfer.

 - 3. Transfer vote: tabled

 - B. Budget for 2022
 - 1. Budget Review: Craig went through budget, item by item.

2. Public Hearing: Eric opened to public hearing. Karri had no questions. Dawn inquired to the following: asked if the \$255 was for water fees only, and what about the septic. There is one house in cottages not on sewer. CCR's for commercial lots states that there will not be development fees. HOA board need to talk about how to charge fees. Number of lots being charged is 18, and does not include the two lots coming up for connection. Dawn asked if undeveloped lots would pay capital reserve fees. Craig said all lots will pay, including lot F. Dawn stated that water company pays taxes on leach fields to compensate HOA. She also asked about the high accounting fee. Craig said that was done by Doug and what he has seen in the past.

3. Budget vote: SSD will add septic for cottages at a later date.
Craig made motion, Eric 2ed.

VII. Board comments: JB plumbing has agreed to service Wilson Arch. Joe, Jake's brother, will be the point of contact.

VII. Adjourn: As there was no further comments, Eric adjourned at 6:24 PM.