

Upper Little-HOLA

SCANNED

AUG 22 2019

SPT

FORG

UPPER LITTLE WARM SPRINGS ASSOCIATION

MINUTES OF ANNUAL MEETING

SEPTEMBER 6, 1997

The meeting was called to order at 9:40 a.m. by President, Floyd Phillips. After a brief welcome a motion to dispense with the reading of the last meeting minutes was made by Jess King and seconded by Kay Connally. Passed with no opposition.

The treasurer's report was presented by Gwen King. A motion to accept the report was made by Dale Adell, seconded by Jess King and passed with no opposition.

OLD BUSINESS Lot 61 Foreclosure - final payment in full was received for Lot 61 and therefore no further action is required. Subdivision Road Maintenance - A continuing problem in the sub-division has been road maintenance. A primary goal of the board has been to bring the roads up to a good standard of repair and then put them on a maintenance schedule. Something has always prevented this in the past, the closure of the bridge, the water project, etc. Roads continue to be a top priority and hopefully, after the water project is completed work can be instituted. County Road Maintenance - The County has said that they planned to gravel the entire road this summer but because of the Water Project have postponed the project. The suggestion was made that we contact the County and request that the lower portion of the road be worked on before the Water Project is complete. In the future the County plans to pave the main road with recycled asphalt but will coordinate this project with the Togwotee Pass Road Project and no date is set. Bill Garwood would like to have a meeting with the County Representatives and institute a permit system for work done in the subdivision to ensure that our roads would be returned to good condition after any construction work. Water District Reserve Fund - The \$5,000 transfer to the Water District Maintenance Fund was not made this year because the project was not complete. The transfer will resume when the project is complete and operational. Architectural Control Committee - The buildings for the Water Project (pump house, etc.) have been approved. They will be of a simple design with wood siding, brown stain and metal roof.

NEW BUSINESS Spring Creek Bridge Replacement - All the bridges along Spring Creek went out with the high water this Spring. The bridges need to be replaced with culverts or the problem will just continue. Four contractors were asked for bids for 5'diameter 30' length culverts.

Action Services - withdrew  
Tim Bernard - no response  
Leesberg - \$11,550 with a written bid  
Foster Construction - \$11,400 verbal bid

Floyd's recommendation to the new board was to have Foster put his bid in written form and accept the bid as he can coordinate the installation with the road work in that area.

Bill Garwood and Dale Adell inspected the damage done to the creek bed and it has been determined that some work will be necessary to remove obstructions. Further inspections and contact with contractors are in process.

Covenants - Complaints have been received by the board regarding enforcement of the Covenants that relate to appearance of property. The abandoned basement issue is complicated by health issues of the owners and has been put on hold. It was again pointed out that the covenants prohibit building on a lot less than 2 acres. Mike Leverich made a motion that we ask, in these minutes, for voluntary compliance with the covenants, seconded by Bill Garwood. The covenants state that it is prohibited to keep goats, barnyard fowl, sheep, pigs, cattle or other animals not ordinarily raised for pleasure purposes. The covenants also prohibit ramshackle buildings and the unsightly accumulation of junk and debris. All property owners are reminded that the covenants exist to protect property values and it is requested that they voluntarily correct violations.

By-Laws - Term of Office Amendment. After a lengthy discussion it was decided that the by-laws do not allow 2 year terms for the Board. It was also decided that the by-laws were ambiguous and in need of revision. Jess King made a motion that the issue of Term of Office be tabled at this time. Jackie Page seconded. Passed with no objections. JoAnn Odell made a motion that we accept Floyd Phillips offer to review and revise the covenants and by-laws and present them to the Board which will in turn present them to the membership at the next annual meeting. Seconded by Kay Connally. Passed with no opposition.

Other - Bill Garwood would like to see some provision made for the steel plates placed on the bridge as they will be slick this winter. The Bridge is scheduled to be replaced next year. The bid will be let in the spring and the bridge completed by next Fall. If you have concerns or questions on the condition of the County Road, Bridge, etc. the

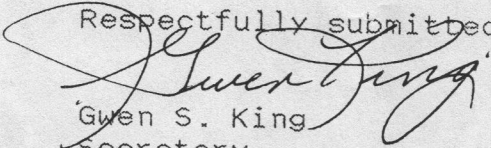
telephone numbers to contact are Jane Adamson, 307/876-2540.  
ED Steele, Wyoming Highway Department, 307/856-1341.

ELECTION RESULTS: 42 ballots were received. Four write-in  
votes were cast. The following officers were elected.

Chris Stoker - President  
Mike Leverich - Vice President  
Gwen King - Sec/Treasurer  
Dale Adell - Member at Large  
Bill Garwood - Member at Large

The meeting was adjourned at 10:40 a.m.

Respectfully submitted,



Gwen S. King  
Secretary