

Board of Directors Meeting Agenda

Convening at 9:00 AM on the 12th of May 2022

Headwaters Arts and Conference Center, 20 Stalnaker St, Dubois WY 82513

1. Call to Order (Scheduled for 9:00 AM)
2. Certification of a Quorum
3. Review/Revision and Approval of the Minutes of the previous Board meeting
4. Officer Reports

(a) President's Report

i. President's Commentary & Goals

A. Owner's Forum on Bylaws & Covenants, Part II

Part two of the Forum is taking place the day after tomorrow, on Saturday, May 14th at the Headwaters Arts & Conference Center, starting at 10 AM. All owners are invited to participate in person or online. Part two picks up where the previous Forum left off and the goal of this meeting is to complete the review of the Bylaws—then to talk about what the community would like to see done with regard to the Covenants and Bylaws. As in the prior Forum, I will serve as moderator, but will not weigh in as to my personal opinions. The purpose of the Forums is to provide an opportunity for each owner to be heard in an environment where there is no “agenda” other than listening to each other. After the Forum is concluded, a survey will be prepared, based on the discussions in both parts of the Forum and sent to all owners on our email list for their feedback. Once completed, the survey results will be provided to the entire Board for their consideration and/or action, as appropriate.

B. Status of Redeveloped Web Site and Launching:

The new site is nearing launch. The owner Registration system has been fully tested and is configured to have an “owner account” for each unique owner in the Association. Individuals will be able to register their personal user account to a specific ownership account, so that every member of any given household may have their own user account, if so desired. The primary work in progress at this time is the copying of pages, documents, and information from the old site into the new one. As that work progresses, the content is being reorganized in accordance with the recommendations of the Communications Committee and also with the general input of other Directors and other members of our community.

C. Status of ULWSA Surveyor system:

The survey system is online and working. After being tested by some members of the Board, a user account was created for the Social Committee and their chairwoman was trained in its use. As members of our mailing list should know, they released their first survey to the owners/members. All Committee Chairs will be provided with their own user account so that Chartered Committees may conduct surveys of the members as needed.

D. Status of MMTS “Meeting and Motion Tracking System”

A meeting and motion tracking system is under development and is in the alpha testing phase. Once fully operational, the Board and the Committees will have access to a fully-automated web-based system to track Motions, Resolutions, meeting attendance, Bylaws, and Covenants. It will assist in the preparation of Agendas and Minutes of meetings. Of course, everything will still be subject to Secretary, Committee Chair, and Board approvals—as always. The goal is to assist and make things easier, not to replace anyone's job or community oversight. If the Board should approve an appropriate change to the Rules which complies with Bylaws Article II, Section 11: “Action by Directors Without a Meeting”, the MMTS would allow for the Board members to approve Meeting Minutes prior to the next Regular Meeting of the Board—and thus release them to owner/members more quickly.

(b) Treasurer's Report

i. Review of General Ledger

ii. Review of Balance Sheet

iii. Review of Investment Performance

(c) Director's Report by Gail Bertagnolli Rae

i. Community Involvement

5. Director Committee Reports

(a) Architectural Control Committee Report

6. Standing Committee Reports

(a) Communications Committee:

"The Communications Committee met formally on May 4, 2022 and submits its proposed Charter for Board consideration (attached to this Agenda). The Committee is currently working on the Summer Connect Newsletter and are planning to issue it by early June. A special feature will be with a Summer-only resident to talk about their thoughts about returning this Summer. The Committee would like owner suggestions as to content or article submissions sent to comms@ulwsa.org. The Committee sent out the notice of the Social Committee's Event Interest Survey on behalf of the Social Committee. The Committee requests guidance as to how they may assist with the new interactive web site once it launches.

Charter Disposition: [Move to Adopt, Amend, Refer Back to Committee, or Reject].

(b) Social Committee

(Report attached to this Agenda, due to length)

7. Owner Presentations

(a) All Owners present who desire to address the Board will be heard when recognized by the Presiding Officer for a maximum of three minutes, without interruption (no more than one representative per lot(s) with common ownership).

8. Old Business

(a) Motion to approve moving forward with investments as recommended by our broker Robert Harvey and J.R. Better, (sponsored by Pete Tattersall)

9. New Business

(a) "Motion to modify the Resolution to Clarify the Meaning of Business Use or Activity to remove the Section 1 describing what activities are to be ALLOWED (not just lined through); thus leaving only the Section that describes what activities are PROHIBITED and a VIOLATION OF THE COVENANTS." (sponsored by Mark Hirschberger)

10. Owner Questions Regarding Current Meeting

(a) Questions must be directly related to the current meeting and may be limited by the Presiding Officer as appropriate in view of time and respect.

11. Announcement of Next Board Meeting (Scheduled for 9:00 am on June 9, 2022 at Headwaters Arts & Conference Center in Dubois, Wyoming).

12. Adjournment

ULWSA Social Committee Report, May 12, 2022

May 10th our Social Committee Survey for May 2022 went live. The Communications Team helped our group get it sent out to our neighbors. We are looking forward to reviewing results at our next monthly meeting to see which events will be better attended so we can start the planning phase of those events. A big thank you goes out to Eriks from our team to help get the survey activated so we can see the results. Check your e-mail to answer the survey questions for yourself. There were four late entries which were added to the survey suggested by Board Members from last month's meeting: They included a horseshoe tournament, a Dutch Oven Cooking Class, Litter Round up (in our neighborhood) and a Highway Clean up event.

Our next planned event is the Rummikub Tournament on Saturday July 9th from 2 until 8 PM at the Neuerburg's cabin. We are planning a pot luck supper for the attendees including grilling burgers and brats at this event. Once we see how many are coming via the survey, we can figure out the burger and brat count and plan to suggest some side dishes for anyone who wants to participate with the pot luck.

The Archery event date has been finalized with Larry Wilke and the Dana and Bruce Griffis. Please save the date of August 6th. We began planning this event. Since it will happen before hunting season, we should have a good turnout. We have decided to open this event to our neighbors in town and make it a community event. There is good attendance at the winter archery events at Mountain Grace church where Larry Wilke pastors. We have decided to collect a \$2 entry fee to this event to help defray the cost of winners framed certificates in each age category. We plan to do the 50/50 drawing at this event, half going to the winner, half going to defray the costs of road repairs in our subdivision.

The booth at the Airport Fly-In on August 13th will be operating from 10:30 AM to 1 PM as a fundraiser. There are no fees to have the booth. We will need hamburger, taco mix, Fritos in small bags (Costco or Sam's club) lettuce, cheddar cheese, forks or sporks, taco sauce and bottled drinks. We are asking homeowners and local businesses to donate the food and drinks. All proceeds will go to fix the roads in our subdivision. We are still looking for volunteers for our booth. We are also planning a 50/50 Raffle at our booth to help defray any supply costs we incur. We will know after the survey who are willing to help with this event. Teddy VanVelzer offered their small generator to keep the taco meat warm. So far 3 team members from the Social Committee will be working in the booth.

Lynne Neuerburg
Social Committee Chair

PROPOSED

ULWSA COMMUNICATIONS COMMITTEE CHARTER

The Communications Committee seeks to: Connect, engage and strengthen the Upper Little Warm Spring Creek community by keeping members informed of Association issues, activities, opportunities for involvement, and other news and stories relevant to our neighborhood.

The Communications Committee will:

- Use the comms@ulwsa.org account to communicate with owners (via blind CC) and to issue electronic mailings on behalf of the ULWSA Board and committees in the interim period prior to implementation of the ULWSA CiviCRM account.
- Work with the ULWSA Board to keep the community up to date on the association's structure, roles, objectives, and activities.
- Work with other ULWSA committees—Roads, Covenants, Social, Finance, Architectural Standards—to keep the community up to date on their missions, activities and accomplishments and to invite community participation as appropriate.
- Produce three to four seasonal newsletters each year, supplemented by periodic emails as needed to inform owners of important news and upcoming events.
- Submit newsletters and any other significant content to the Board President prior to publication to be reviewed for accuracy and assure legal compliance and appropriate confidentiality.
- Provide a report, in-person whenever possible, on the committee's activities and accomplishments at each regular meeting of the ULWSA Board and at the annual HOA meeting.
- Seek Board approval in advance for any expenses necessary for the committee to function.
- Meet in person or online for one hour on the first Thursday of each month at a time to be determined.