



Hanson Harbor Home Owner Association

Annual Meeting

May 25, 2024

1. Intro & Welcome:

The meeting was called to order at 10:10 AM by President Dewey Bray. He welcomed everyone and new homeowners were encouraged to introduce themselves. Tuyen Nguyen was called out by Dewey for attending his first meeting.

There were 27 homes/lots represented at the meeting.

Eric Moeller was introduced by Geri Hanson. He and his family have purchased the un-platted property above HH known as the Icy Springs Area.

Dewey recognized those we lost over the past year: his wife, Linda Bray; Bill Shinkle, John and Patty Gate's son, Denise Decker's mom, and Chuck Berg's mother.

2. Minutes:

The minutes from the May 2023 HOA meeting were approved.

3. Financials:

The treasurer's report was presented by Dewey. There were no major changes from the previous year, except a portion of monies set aside for the "Firewise" program.

The 2024 budget was approved by motion and a second and confirmation by the membership.

Thanks, and appreciation was shown for Dewey in building up our reserves in our accounting process.

Dewey then brought up the necessity of an additional check signor due to Monica Krause leaving the plat and the sudden passing of our Treasurer, Linda Bray. Jack Flajole volunteered to be an additional check signor. Dewey will take him to Wheatland Bank to complete the process.

Minutes Amendment: Due to our B & O Liability Insurance; Lynn Trantow (our new president) will be the additional signor on bank accounts instead of Jack. His volunteering was appreciated!

4. Water System:

Bruce Klapmeier and Doug Pittman reported on the water system. Bruce mentioned that we lost a couple meters due to extreme freezing conditions this past winter, and the necessity of insulating your meter boxes. It was noted that it is a homeowners responsibility and any costs would be theirs.

Bruce also spoke about the replacement of costly PLC (Programmable Logic Controller), other electrical components and the necessity of this work.

He then mentioned that it was important to check meters to see if they were running with all your water shut off in order to check for leakage. We seem to be using a higher volume of water for so early in the summer season which is concerning. Jim Hagle mentioned that more water was necessary due to low reserve snow amounts and a spring drought.

Bruce stated that the annual meter reads will be conducted in early June.

Doug gave a quick review of pump capacities of the water system; and also gave a fast review of blending during the irrigation season, and the necessity of injection Co₂ into the system to neutralize the water and the reasons for chlorination to oxidize and change arsenic 3 to arsenic 5 for ultimate cleansing of the water.

Doug also thanked Bruce and Dewey for being persistent in making sure the system is operating properly by correcting problems as they come up.

Bruce wrapped up the review by stating that the system is working well and was able to handle the additional usage.

Homeowners were asked to report to Dewey, Bruce, or Doug if they see the flashing red light at the well. If not caught early enough it could cause us to lose our water supply.

5. Conservation:

Dewey gave a presentation on conservation practices and goals. He spoke again about our water use – to be more aware of the length of watering times and also the time of day your stations are running. He stressed we need to make a bigger effort to control irrigation leakage. It was also mentioned and encouraged zero landscape. Michael Trantow encouraged the use of pea gravel and its advantages in landscape design.

6: Fire & Safety:

Dwayne Deckard gave a presentation of the Firewise program which we have been a part of the past 3 years. He mentioned the necessity of completing an application each year and he appreciated that the board was putting money aside for the program. This will be important for future matching funds that might become available.

He also mentioned the 3 zones around your home and the things to look out for: clutter, pine needles, wood decks and vegetation. As well as keeping your gutters and roof vents clear of debris.

Gerri Hanson briefly talked about the fire corridor above the plat and that work was ongoing; The more clearing of brush, the better for all of us.

7: Committee Reports:

Bruce gave a report from the Architectural Committee. He stated that after a very busy past year he didn't believe there was anything more on tap for next year. The committee is currently comprised of Bruce Klapmeier, Joe Holcombe, Tim Hood, Chuck Berg, and Sean Benson.

He pointed out that there is a minimum square foot requirement and height restrictions but little else in reference as to what could and could not be built. Discussion ensued and there were names mentioned of some who might be interested in serving on the committee. They were encouraged to contact the new board members as the committee reports directly to the HOA board.

8: Nominations of Board Members:

Dewey Bray then announced he was retiring from being President of the HOA, but will continue as Treasurer to help with the transition. He had contacted the other board members and Bill Foster agreed to continue in his position on the board. We need 4 more members to be nominated for the remaining positions.

The water operators, Doug, Bruce and Dewey would continue in their current positions and answer to the new board members.

The Architectural Committee would also answer to the board.

Nominations from the floor and accepted by the membership include: Shannon Rickert, Robert Rickert, Tom Balerud, and Lynn Trantow. They will join Bill Foster and form the new HOA board. They were encouraged to hold a meeting and elect their slate of officers as soon as possible.

Thank you Dewey and the other departing board members for your service.

9. New Business:

Tuyen Nguyen voiced his concern and was curious about other owners and their options for Homeowners Insurance.

Plans were made for the Annual July 4th parade and picnic. The parade will kick off at 10:00 am Thursday, with Larry Spence coordinating. The picnic will follow at 11:30 at the Peterson home. Please bring a main dish (burgers, hot dogs, etc.) for your family, and a side dish to share with all. BBQ's will be provided.

It is strongly encouraged that there be no water balloons, squirt guns, or hoses at the parade this year so it can be enjoyed by all. Parade candy is encouraged.

Fred Holm brought up conditions of the County road. He encourages homeowners to be more involved with the County process of road improvement. He mentioned there will be a meeting in the fall with the

County Commissioners. There was discussion of creating a letter signed by interested owners that could be presented at the meeting.

Doug thanked Eric Moeller for participation in our meeting. He talked about how Hanson Development had allowed by permission use of the Icy Springs area for hiking. Doug talked about understanding the importance of land ownership from his land title background. Eric said he and his family were considering the options with permissive use of the property for the Hanson Harbor community and would get back to us. He did stress that hunting on his land would not be allowed. It is important for us to respect these private properties.

10: 2025 Meeting:

Thanks to Dewey for all his years of service as President and for hosting the annual meeting.

Next year's meeting will be Saturday, May 24th, 2025 at 10:00 am. The location is TBA. Please watch the Hanson Harbor Homeowners Association website for updates.

The meeting was adjourned at 11:40 am.