

Agenda  
Board of Directors Meeting  
Legacy Mountain Homeowners' Association  
April 14, 2025

In attendance:

Board Members and HOA Officers: Judy Berg, Julie Panter, Richard Sudweeks, Ken Allred, Kirk Gamble, Marcus Lunt, Mark Bagley, and Jason Turner

Lot owners: Richard Hoffman, Dane Entze, Stephanie Poulsen, Anthony Frixione, Brendon Schmidt, Star Berry, Mike Carlton, Julianne Olson, Chris Hermansen, Jared Berry, Shane Berry, Simi Cazeau, and Veronica Singh

Welcome: Richard

### **1. Opportunity for HOA members to speak to the board**

**Ross Hirschi** expressed concerns about ongoing water issues in vacation homes and offered to contribute financially toward resolving water accessibility problems.

**Dane Entze** proposed a solution regarding rising costs due to cabin ownership. He suggested issuing 30-day temporary RV permits requiring:

- A submitted plot plan
- A waste disposal plan
- A limit of two RVs per property

Richard requested that Dane send him a copy of his proposal for the board's review.

### **2. Approval of minutes of the Board Meeting held on March 3, 2025**

Richard recommended two corrections to the draft minutes:

- Include *Austin Snow* in the list of attendees.
- On page 2, line 2: Correct “not for profit (two nots)” and correct spelling of “such.”

**Motion to approve** the corrected minutes:

- **Motion by:** Jason
- **Seconded by:** Mark Bagley
- **Thirded by:** Kirk Gamble
- **Outcome:** All in favor. None opposed.

### **3. Status report on culinary water issues: Mark Bagley**

Mark outlined four main concerns:

1. Water must be available to all Legacy Mountain lots
2. The water must be safe for drinking.
3. Funding of the water company is currently insufficient because they have not been consistent in billing lot owners as required by the state.
4. Fire hydrants need to be functional and installed throughout all three subdivisions

## **Recent Developments:**

- A productive meeting was held in the afternoon of April 14 with representatives from:
  - Legacy Sweetwater Management
  - Legacy Mountain HOA
  - HOA legal counsel
- **Key Issues Discussed:**
  - Clarification needed on what protections exist if an exemption from the Public Service Commission is granted.
  - Awaiting response from PSC regarding submitted documents.

## **Next Steps:**

- Cannot move forward until the two items above are addressed.
- Sweetwater is seeking to retain the services of a water attorney.
- State oversight includes the Department of Environmental Quality and the Division of Drinking Water.

## **Question from Marcus:**

Asked about Sweetwater's ability to invoice and collect fees. They claim that they are implementing new software to improve the billing processes.

## **4. Update on website changes: Jason Turner**

Jason requested input on website layout and asked whether member information should appear on the homepage. "Chat" feature may be placed behind a login wall. Judy noted that members can now pay dues via the website or through the traditional method. Passes are also available online.

## **5. Policy on keys to the snow gate: Kirk Gamble**

- 20 keys currently distributed.
- The board controls snow gate access.
- Proposal to remove the current lock, re-key the lock, and limit access through the gate to those with snowcats. Snowmobiles and vehicles with snow tracks could still enter through the portal located at the side of the gate.
- Board members will bring recommendations to the next meeting for discussion.

## **6. Fire Mitigation: Ken Allred**

Due to a change in federal employment status, the Fire Marshall initially planned to meet at Richard's cabin. At that time, the SBCA will perform lot assessments and answer questions. A fire mitigation presentation will be held at the next annual meeting of HOA members (30 minutes). Julie will resend the announcement as some members may not have received it. The workday for spraying weeds is still planned for 8:00 AM on Saturday, June 3rd

## **7. Other issues:**

### **Request from the Burgin Family:**

Seeking approval to construct a steel cabin.

## **Discussion:**

- **Kirk:** Raised concerns due to CC&Rs stating allowed materials are log, wood, stucco—no aluminum or vinyl siding.
- **Jason:** Emphasized openness to modern, improved building materials.
- **Ken:** Supports approval and agrees with reviewing CC&Rs.
- **Marcus:** Highlighted that metal has improved and provides better fire resistance.
- **Mark:** Suggested requiring a combination of materials.
- **Richard:** Read from Rules & Regulations, Pg. 3, Section 4D5: “Exterior walls must consist of at least two construction materials such as logs, wood, stucco, or masonry. Aluminum and vinyl siding are not permitted.”
  - Interpretation allows flexibility, not a strict limitation.
- **Judy:** Suggested metal containers might be permitted if matching the main structure in material and color.

## **Action Taken:**

- **Motion by:** Jason to revisit and consider revising the Rules & Regulations.
- **Seconded by:** Ken
- **All in favor.** None opposed.

**Next Meeting Scheduled:** April 28, 2025

- Rules will be reviewed collaboratively via Google Docs prior to the meeting.

## **8. Judy gave a finance report**

\$10,000 retainer fee deposit for the water attorney.  
\$33,000 remaining.

## **9. Schedule for the next board meeting**

**Date:** April 28, 2025

**Time:** 7pm

## **10. Adjournment**