

Minutes of Albee Road Association

Thursday October 27th, 2022

Call to Order by 6:30pm, some discussion about shared expenses between the water board and the roads association at the start of the meeting.

Members in attendance, Mike Cadigan Treasurer, Jeff Dunn Secretary, Chuck Saunders VP, Rob Shilz, Diane Speck, Greg Steward President, Russ and Renee Albee, Burrell Albee, Anthony Palmieri the Secretary of the Water Board. Rich Winchell was not in attendance.

Old Business

1-Discussion about website, Jeff Dunn presented the proposal from the website builder Anitra Larsen, her company is Blue Lake Websites.

Estimate and fees discussed, \$500-\$1,000 and about \$120 a year for maintenance. Parameters about future website features and information discussed.

This was voted on, motion for vote called by Rob Shilz to approve Blue Lake and approve Road Association pay for all fees and Water Board reimburses 50% when they have funds available.

All in attendance voted in favor, none apposed.

2-Bank progress from Treasurer Mike Cadigan, Mike indicated he would arrange the finalization of the Bank account and have Greg help, signatures, paperwork, and future signees.

Mike also mentioned Phil was helping and he needed a check from Renee for the start of the account, Renee started the funds are about \$24,000. Greg and Mike discussed plans to open account.

3-Assets, questions about physical assets, Russ, Renee, and Burrell had a brief discussion about what they are, The Albees stated they would provide a list of physical assets. Greg mentioned that the future fuel costs should be absorbed by road maintenance works, and this would be included in their overall fee.

- Mike mentioned that only approved members can physically work on the roads, the pre-approved members that currently include Chuck, Greg, and Rich.
- Jeff Dunn asked if Chuck, Greg, and Rich can come up with a proposal on future fees for road workers, Greg and Chuck agreed.
- **Insurance** was brought up, Renee mentioned umbrella policy that is currently under their corporation, Mike, Greg, and Rob indicated we should work on insurance for the Road Committee.
- Anthony from Water Board asked about liability for association, members and board members, Jeff and Greg stated they would investigate it. Rex from Western Insurance in Ogallala. 308-284-6021

4-Budget, no discussion other than the unknown. Materials and estimated yearly amounts from road workers.

5-Maintenance Guidelines, only approved works can work on roads, Chuck, Greg, and Rich.

6-Posting Road Fee Leger on Website, Jeff stated that posting the leger of paid members for the Road association should be done in the future and not for 2021 as there are previous deals and arrangements homeowners had with Albees about taking care of their own roads and they didn't contribute due to that. Board members agreed all previous deals are null and void and if you do work on your road in front of your own property that is your responsibility and it does not count as a fee contribution to the Roads association, all members in agreement, none apposed.

- Jeff also mentioned the website address was purchased, Albeesub.com.
- Renee brought up the development of the first mailing, Anthony contributed, and it was agreed to work this out among executive members and finalize before 01/01/2023 for a combination letter.
- Mike mentioned Phil wanted board members email addresses and phone numbers.
- Question about website information, point person and who would reply to questions.
- info@Albeesub was suggested by Greg.
- Some more discussion about website parameters continued, logistics and ideas about page design, appears everyone was on the same page for website functionality.
- Chuck brough up how to avoid future calls to Albees and make sure Associations handle all issues.
- The Facebook page was brough up and members indicted that we should just proceed with website for now and table Facebook for future, all in agreement.

New Business

1-Insurnace point person, Greg Steward?

2-Mutli parcel owners and fees, Rob Shilz to present

3-40' roads, obstructions and liabilities, Jeff Dunn?

4-First Mailing, information, fees, and website for 01/01/2023, this was an extended discussion, Greg had good feedback, Diane asked Renee about letter format and previous letter they used.

5-PO Box, Jeff

6-Signs, speed limits, no dumping, other items, some people are not aware, weekend guests and not long term, Renee mentioned they have some signs, Jeff stated he has a friend with a sign business in North Platte, Rob Shilz

7-Tree trimming came up and Russ mentioned that is on homeowners, he also stated this is an item that should be in the first mailing about homeowners maintain trees in their yards.

Future meeting on 11/27/2022 at Chucks building was scheduled, this was later rescheduled for 12/01/2022 at 6:30pm at Chucks building.

Adjournment 7:39pm