

## Quick recap

The team discussed their recent activities, including new constructions, property issues, and personal updates. They also reviewed the HOA's financial status, addressed unexpected costs, and discussed preparations for the annual meeting. Lastly, they discussed ongoing issues with Team Act's employee housing, construction progress, and potential health risks associated with living at high altitudes.

## Next steps

- [David Wittner to send a letter to Team Act reminding them of updated rules forbidding employee housing and increased fines.](#)
- [David Wittner to contact Becky regarding pizza ordering and drink jugs for the annual meeting.](#)
- [Martell to bring water jugs for the annual meeting if needed.](#)
- [David Wittner, Tony, Martell, and David Swartz to meet at 10 AM on June 14th to set up for the annual meeting.](#)
- [Martell to follow up with the city regarding short-term rentals in Bridgerland village and report back to the board.](#)
- [David Wittner to meet with David Swartz to discuss board member responsibilities.](#)
- [Tony to fix the dip at the intersection of Lakeview and Mahogany before Mag water application.](#)
- [Tony to invoice members for road repairs from their deposits when refunding.](#)

## Summary

### David and Tony's Catch-Up Meeting

David and Tony discussed their recent activities, including David's new dog and Tony's recent trip to Saint George. They also discussed the construction of a new neighbor's house and the potential use of fill from the construction site. Dan joined the conversation and shared his current location in the Bahamas, where he was enjoying the beach. Martell also joined the meeting, but his audio was initially muted.

### New House Construction and Projects

The meeting involved discussions about a new house being built on a corner lot, with plans to either incorporate an existing house or tear it down. The house is expected to have a golf simulator and a movie theater room. There were also discussions about a new construction

project near Kirby's, which is currently a large pile of dirt for the basement. The group also discussed the absence of Becky and the potential sale of a property in Franklin, Idaho.

### HOA Financial Status and Budget Adjustments

The board discusses the HOA's financial status, noting that income collection is at 97% and most expenses are within budget. Legal expenses related to a lawsuit filed by Team Act are expected to increase. The board also addresses unexpected costs for email accounts and adjustments needed for next year's budget, including water for Lot 15a and weed control. Tony mentions that gravel and grading expenses went over budget by about \$1,000, which is not yet reflected in the financial report. Overall, the HOA's finances are in good shape with a total account increase of over \$19,500.

### New Construction Application and Property Issues

David announces a new construction application for a large build on three lots near Dan Larson's property. Tony reports issues with several properties, including road damage from plowing, an unchanged culvert, and construction debris. He plans to address these issues with the property owners and potentially bill them for repairs. Tony and David discuss scheduling the installation of gates, tentatively planning for Memorial Day weekend.

### Mag Water and Annual Meeting Prep

David Wittner discussed the upcoming Mag Water and the need for another water truck, which would cost an additional \$600. Tony mentioned that Kent Roper, the weed guy, would start next week. David Wittner also mentioned the need for a raptor to smooth out a bump on the road. The team discussed the annual meeting preparations, with David Wittner planning to set up early and coordinate with Becky about ordering pizzas. The meeting was scheduled for June 14th. Dan mentioned that he might not be able to attend due to his parents' 70th wedding anniversary party.

### Annual Meeting Preparations and Board Changes

David Wittner, Martell, and Dan discussed preparations for the annual meeting, including the need for new board members and the possibility of David Swartz taking over David Wittner's seat. Martell announced his resignation from the board and his decision not to run for town council again. David Wittner also mentioned his plans to retire this year. They also discussed the need to send updated rules to membership and a reminder to a team about the updated rules and potential violations.

## Team Act Housing and Construction Issues

The group discusses ongoing issues with Team Act's employee housing and construction progress. David Wittner plans to remind Team Act about updated rules and fines regarding employee housing. Martell informs the group that the city has identified three short-term rentals in Bridgerland Village, which violate both city and HOA ordinances. The group agrees to let the city handle enforcement but will follow up on the issue. They also note that Vigilant Adventure is no longer in operation this year.

## Oxygen Deficiency and High Altitude Risks

David Wittner discussed his recent discovery of oxygen deficiency, which is causing him to consider early retirement. He also mentioned that he will seek medical advice to address this issue. Tony shared his own experience of living at high elevation, which affects his oxygen levels and red blood cell count. The team discussed the potential health risks associated with living at high altitudes and the need for regular blood donations to maintain healthy levels. The conversation ended with a discussion about the upcoming HOA Board meeting and the possibility of some team members attending.