

Mount Dallas Association Annual Meeting

August 23, 2025

Location: Home of Peter and Susan Davis

Meeting Began 1:40 pm

Property owners/Guests present: Anita Bailor, Ajayan Borys, Susan and Peter Davis, Peggy Erskine, Jane Fox, James Fritz, Mary and Jim Guard, Jennifer Maier, Eden Moss, Larry and Val Navratil, Cain and Leslie Neal, Roger and Jill Rath, Laura Jo Severson, Teric Staton, Curt Widdoes, Marcia Witter.

Board members present: Cory Fitzgerald, Matt Moss, Bill Severson, Mark Sheppard, Diana Sibert, and Jill Staton

1. Welcome

Matt Moss welcomed all. Thanked our wonderful hosts, Peter and Susan Davis.

2. Fire Safety

Matt reminded everyone to be vigilant when using any mechanical yard tools that may cause sparks and that these mechanical tools have been responsible for all fires in recent time.

3. Donations

Matt called for donations from the property owners to cover the General Liability Insurance and Directors & Officers (D&O) Insurance which cannot be paid from the general fund per the court order. The D & O insurance premium has increased this year. People should send checks to Bill with "Donation Account" written in the memo line.

4. Fiber Optic Project Update- Matt, Anita, and Jim contributed to discussion

Schrock Construction under the site management of Greg Ockerman is working to complete the construction project by mid to late October. It was reported that after the email was sent to all property owners asking for their understanding and patience with road delays, that traffic on the road decreased allowing the workers to work in a timely manner. Matt reported that Schrock is aware of maintaining the integrity of our road.

There have been difficulties laying the cable in the rocky areas and Schrock has requested access across the property of an owner (Henneman). Schrock is committed to finding the most efficient way to lay the cable.

Jim Guard reported that Greg reminded people to stay on the road and to not drive off the road (in the event of passing) as this could damage cable that they have just laid and to keep home deliveries to a minimum at this time. He also reported that Schrock will finish Mt. Dallas before venturing down the side roads.

Aeronautical Services has sent a notice to all property owners that until the road construction is finished they will be limiting their deliveries to **Fridays only**. This brought up discussion about the other delivery services (FedEx, Amazon) and how to eliminate the need for their trucks to be using the road. Jill will investigate the procedure for all packages from those deliveries to be picked up at Post San Juan and send out an email detailing that process.

The road committee will meet after Schrock has completed construction to evaluate the condition of the road.

Rock Island has the plans for running fiber to individual properties. Owners should sign on to Rock Island and create a password to access their information and see the map for their property.

6. Committee Recruitment

Committee membership was briefly discussed, and new committee membership was encouraged.

5. Board of Director Vote- Anita

Ballots were distributed and property owners in good standing voted on the 2025 BOD. The current sitting board with the addition of Eden Moss were approved by all owners in attendance and proxies previously submitted. There were 28 ballots cast representing 33% of all properties.

6. Approval of 2024 Annual Meeting Minutes- Jill

Copies of the 2024 Annual Meeting Minutes were distributed. Cory FitzGerald moved to approve the minutes, Eden Moss seconded the motion, and the motion carried.

7. Treasury Report- Bill

Bill reported that we have 2 accounts with Banner Bank- Checking and Savings and that additionally we have a CD savings account. We expect to be invoiced \$2500 for the removal of a fallen tree at the bottom of Mt. Dallas Rd. that was considered hazardous. As there is currently no money in the maintenance account to cover this expense, discussion ensued about asking for donations. Curt Widdoes advised that MDA could (per the court order that governs the road management) bill all property owners for this expense as it is a legitimate one.

Please remit your assessment as soon as possible if you have not yet done so.

Doolittle has assessed the road and given an updated estimate assuming that we resurface in 2027.

Donation account needs more money. An email will be forthcoming regarding this.

Side Road Account explained. Kiya Way is currently the only road utilizing this option.

8. Questions

Laura Jo voiced the thought that people could meet and walk the “escape routes” off of Mt. Dallas. There was an enthusiastic response.

Meeting adjourned at 2:20



FINANCIALS AS OF AUGUST 23, 2025

| | | | | | |
|--|--------|-----------------|--------------------|----|-------------------------------|
| Administration: | \$ | 857.62 | Unpaid Assessments | \$ | 336.00 |
| General Maintenance: | \$ | 460.04 | | \$ | 1,139.00 |
| Pending tree removal invoice estimate: | \$ | 2,500.00 | | \$ | 900.96 need to raise |
| Reserve Account: | | | | \$ | 7,952.00 |
| | CD | \$ | 99,251.34 | | |
| | Saving | \$ | 47,042.87 | | |
| | Total: | \$ | 146,294.21 | | |
| Donation Account: | \$ | 200.00 | | | |
| Insurance due in September | \$ | 2,600.00 | | \$ | 2,400.00 need to raise |
| Side Road Account (Kiya Way): | \$ | 1,029.47 | | | |

Road Paving Plan

| | | | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Contractor estimate for resurfacing alone (in 2024) | | | | | | | | | | |
| | | | | | | | | | | \$181,042 |
| MDA Road Committee estimate for preparation for resurfacing, updated in 2024 | | | | | | | | | | \$16,000 |
| | | | | | | | | | | |
| | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| Estimated Inflation | | | 3.0% | 3.0% | 4.0% | 4.0% | 4.0% | 4.0% | 5.0% | 5.0% |
| Expected Cost for Resurfacing Alone | \$139,150 | \$142,295 | \$146,563 | \$152,426 | \$159,523 | \$164,094 | \$181,042 | \$189,094 | \$177,548 | |
| Expected Cost for Preparation for Resurfacing | \$15,000 | \$16,480 | \$16,876 | \$17,653 | \$18,360 | \$18,094 | \$18,659 | \$20,051 | \$21,093 | |
| Expected Total Cost | | | | | | | | | | \$199,442 |
| Current Reserve Account | | | | | | | | | | \$146,294 |
| Total Additional Funds Required | | | | | | | | | | \$53,148 |
| Number of Annual Assessments Remaining | | | | | | | | | | 2 |
| Annual Reserve Fund Assessment Required | | | | | | | | | | \$28,574 |

