

**Minutes for The Signal Hill HOA held Annual Meeting on Oct. 16, 2024 -
The meeting was held live from the Heritage Center
in Cripple Creek and via Zoom.**

President Lonnie Mathis – called the meeting to order at 6:00 p.m.

List of Attendees

- Those in attendance in person: Lonnie Mathis, Vance Valades, Jim Chapman, Kay Chapman, Bradd Johnson, Julie Hemingway
- Those attending via ZOOM: Dane Bowker, Annie Valades, Mark Graham, Julie Graham, James Jacobsen (If your name is not listed and you were on Zoom, our apologies. Please let us know and we will correct the minutes.)

Board Membership:

1. Residents were reminded that all board members volunteer their time, and who is currently serving:
 1. Lonnie Mathis is the current President of Signal Hill HOA
 2. Vance Valades – remains the Vice President
 3. Vickie Mathis remains the Treasurer.
 4. Secretary - None
 5. Dane Bowker, Brad Johnson and Mark Graham, are Board Member at Large

Our by-laws state that new members of the Board must be voted on by the membership.

As no one stepped up to be Secretary for 2024, we will take this opportunity to remind you of the last formal Minutes/Items/Follow up in hopes of bringing you up to speed before we go on to New Minutes from the meeting held on October 16, 2024.

OLD BUSINESS from 2023/Follow Up:

- Lonnie Mathis was approved as a Member at Large. He volunteered to create a Signal Hill HOA website, which he did: <https://signalhillhoa.com>
 - a. And, according to By-Law 3.4.2 under “Subsequent Boards,” the term for Board Members is one year. Richard, Jones, had served for five years and was voted in again. Annie Valades had served Secretary for a year and no one else ran, so she agreed to serve one more year.
 - b. On June 28, 2023, an official auditor report showed that our books were in good shape and made some suggestions for organization improvement. Those items were done. Richard created Excel Spreadsheets assuring that auditor’s suggestions are integrated into our system.

- Richard shared a full report, which can be referred to in your old Minutes. (Like now, road maintenance is the biggest expenditure.)
- Road Signs were approved and installed in Signal Hill.
- Letters of interest for serving on the Board were to be sent out in March. That did not happen this year. An email was sent out a month prior to this year's meeting and no one volunteered to serve on the Board.
- Road Maintenance occurred when needed throughout the year and continues to be largest expense.

NEW BUSINESS:

Board Nominees:

- There were none. All members agreed to stay on in current role, but anyone interested in serving on the Board should register interest with Vance Valades at valadvr@yahoo.com Board elections will be held at the next meeting to be held in:

Financial Report:

- Bank Balance is \$16,187.30 after the Fall grading of the roads.
- We have received \$4,092.62 in dues so far in 2024.
- There is approximately \$5,062.38 in outstanding assessments due this year. Second notices will be sent out. Once that goes out members have until Dec. 31, 2024 to pay. If they don't submit payment, a registered letter will be sent. If dues aren't paid, a lien may be put on the property.
 - The preferred method of payment is by check, please mail them in the enclosed return address envelope to:
Signal Hill HOA, PO Box 1167, Cripple Creek, CO 80813
(Please note the name of your mining claims on your check. Thank you.)
Dues can also be paid via PayPal. Signal Hill HOA is a non-profit, so please use the "friend" option, so SIGNAL HOA avoids the processing fee.
Our account is SignalHillHOA5@gmail.com.
 - Discussion followed on full time residents paying additional amounts voluntarily. All residents in attendance agreed that would be a good idea.
 - Please send in your HOA fees if you are behind. Refer to the website for more information.

Addresses for each house:

- This effort has been ongoing for the last few years. The Teller County Planning Dept. gave us some requirements to have private street address numbers assigned to each house, but Teller County has experienced some changes in personnel, which puts those requirements in question. So members of the Board will meet with Lucy at the Teller County Planning Dept. in Woodland Park and develop a path forward.

Clean-up of some Properties:

- There have been some comments by HOA members of junk and debris being left on properties in the Signal HOA. Even though these properties are very unsightly, it is the responsibility of the Teller County Health Dept. to take the necessary action and get it resolved. NO OTHER member of the HOA should go to the location and/or attempt to clean-up said property. There is nothing in the HOA by-Laws that gives anyone permission to go on someone else's property. This could be viewed by the County Sheriff's Dept. as trespassing. Please work with the HOA Board and Teller County to get any of these issues resolved.

Ag Leases

- Reminder to contact Jim Chapman, if you need an Ag Lease. - jchap9092@msn.com

Conclusion: It is vital that people step up to serve on the Board of Directors. It is voluntary but must be done. All positions should be filled and acted upon. Please send your letter of interest in today to serve on the next Board of Directors.

NEXT MEETING: May, 2025, with meeting notices going out in early April.