

MLMEPOA Annual Meeting 8/1/2026

@ Sangre De Cristo Electric Community Room

1:00 PM

- **Welcome and Introductions**
- **Building Committee Report (Judy Pankow and Kris Galyean presented)**
 - There was only one small project in the last year
 - Molly next door to Judy is re-painting their home and it was approved
 - Several larger projects coming up with the new homes being rebuilt from the fire. Both projects are approved.
 - Building guidelines are in the process of being revamped due to discrepancies with county code and outdated design styles.
- **Waupaca Reservoir / Water Updates**
 - John O'Brien shared a brief overview of our water augmentation plan and reminded residents to make sure they do their well reporting twice per year. When residents don't report their well meter reading, the state assumes they are using a much higher amount of water than actual.
- **Road Committee**
 - Kris Galyean shared that the yearly road maintenance has been completed but due to the dry conditions, the new road material did not get packed down and wash boarded more than some years.
 - A new DR Power Grader has been ordered by the HOA and this will help keep the road in better condition throughout the year and can be towed with an ATV.
 - New updated metal road signs have been installed.
- **Financial Report**
 - Liz Miller presented the financial reports. She noted that we had a great year financially. Road maintenance was around \$6,000 above budget due to some extra material and grading required. Reduced snowfall saved us \$4,000.
 - There was around a \$9,000 surplus that went into the reserve.
 - Liz presented the budget for the upcoming year. There is not projected increases in revenue for the coming year. The upcoming budget has a

couple extra items including the costs for an ATV road grader and improving a new pad for the dumpsters on Watershed Ranch property.

- o Projected surplus for the upcoming fiscal year is around \$4,000.
- o Reserves are doing well and the fiscal year ended with around \$51,000 in HOA reserves and around \$19,000 in Waupaca reserves.
- o Budget was brought to a vote and passed unanimously.
- **Fire Investigation Update**
 - o Liz Miller shared that she reached out to Detective Burgess to get an update on the wildfire investigation. The detective said he could not give an update at this time due to a third party being brought in to complete the investigation. Kris Galyean said he could share two things: The fire was human caused, and it was not intentional.
- **Housekeeping Items**
 - o Minutes from last annual meeting need to be approved and were approved unanimously after a vote.
 - o One board term is coming open. Lori volunteered to run again and was elected unanimously after a vote.
- **Meeting adjourned at 2:30 PM**