

**Little Norway Property Owners Association – Phases 1 and 2**  
**2023 Annual Meeting**  
**February 8, 2024**  
**Via Teleconference 6:00pm MST**

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**Members Representing 13 Properties:**

Paul Esposito	David Blankman
Dean Ebner	Harry Dunham
Jared Parsons	Four (4) additional members were represented by proxy.

**Welcome and Call to Order**

The meeting was called to order at 6:00pm.

**Notice of Meeting/Quorum**

The Secretary confirmed that there was adequate notice of the annual meeting with all owners receiving written notice and that the properties represented on the call and via proxy represented a quorum.

**Election of Board Members**

Three Board members – Jared Parsons, David Blankman and Paul Esposito - were unanimously approved by the membership, and will serve for a term of two years or until a successor has been duly nominated and elected.

**Treasurer's Report**

Financial statements for the last two years were distributed with the meeting notice, along with the proposed budget for the coming year. Invoices in the amount of \$40.00 per lot were mailed with the meeting notices, and payments are coming in, and almost 40% of owners have paid their 2024 dues to-date. The organization has a current cash balance of more than \$33,000 with more dues payments expected by the February 29, 2024 due date. There are approximately 17% of owners who currently have past due accounts.

**Other Business**

Several topics were discussed by the group, including:

- Mr. Esposito provided an update on lot #28, for which the owner is missing and his family has filed a missing persons report with the county. Mr. Esposito has spoken with the sheriff's department and was informed that their investigation continues.
- Mr. Parsons provided an update that he has been in touch with the Melby family and the estate is still going through probate. There is no news regarding the sale of the remaining lots of Melby Ranch.
- Mr. Blankman asked about current lake levels. The lake is up since the prior year and lake levels reached almost to the boat ramp on the south end of the reservoir before retreating as it always does through the summer and fall.
- The water system was discussed. According to conversations with the engineer who assisted in development of the water system, Mr. Parsons updated that improvements were made to the water system and to his knowledge the system is current on state water system requirements.

**Adjournment**

Being no further business, the meeting was adjourned at 6:17pm.

Respectfully Submitted,

Paul Esposito  
Secretary, Little Norway Property Owners Association