

Beaver Springs Ranch Association
PO Box 762
Oakley, UT 84055-0762

RE: Notice of Annual Meeting 4/17/2021

The 2021 Beaver Springs Ranch Association annual meeting will be held **on Tuesday, May 4th, at 7:00pm**. Due to restrictions from the COVID-19 pandemic, our meeting will be held via Zoom again this year.

Zoom Information:

<https://us02web.zoom.us/j/81495425033?pwd=Tkk2Qnk0eWdlUC9DOVpEL1N1TEhYQT09>

Meeting ID: 814 9542 5033

Passcode: 344969

Phone numbers to call in: 346 248 7799 or 669 900 9128

Enclosed are meeting agenda, and Board nominee information. The 2021 budget will be sent out before the meeting. Please note that we intend to continue sending all communication—including invoices—via electronic delivery (primarily e-mail). This has made a huge difference in our office expenditures and has allowed us to communicate with you more often. You received this letter via e-mail because we have an e-mail address for you.

Two (2) board positions will be filled this year. **An electronic ballot has been sent to you via e-mail by our survey provider, SurveyMonkey. Please check your e-mail box for this important invite to cast your vote. If you do not opt to receive these emails, one will be mailed to you.** Your ballot survey must be completed by midnight, Saturday, May 1st, 2021, in order to be counted.

Important information is posted regularly on our website. To be notified by e-mail whenever we make a new post, use the "Follow by Email" option at the bottom left of our pages to sign up.

We look forward to presenting our Annual Meeting in 21st century fashion and hope to see you around BSR this summer in good health.

Sincerely,

The Beaver Springs Ranch Association Board

beaverspringsranchassoc@gmail.com

www.beaverspringsranch.com

www.facebook.com/BeaverSpringsRanch

BEAVER SPRINGS RANCH ASSOCIATION
ANNUAL MEETING AGENDA
May 4, 2021

- Welcome

- Approval of 2020 Meeting Minutes

- Board of Directors Election
 - Introduction of nominees
 - Announcement of Election Results
(Results previously tabulated from online polling and mailed in paper ballots.)

- Treasurer's Report

- President's Report

- Upper Weber Canyon Property Owners Association Report
(2021 meeting has not been scheduled yet)

- Cool Springs Water Company Report

- Questions
You may e-mail your questions to beaverspringsranchassoc@gmail.com before or during the meeting. We do not yet know if we will be able to take questions within the meeting.

- Closing Remarks

2021 BOARD OF DIRECTORS NOMINEE INFORMATION

Drue Bunting

Drue & Colleen and their children have been coming to Upper Weber Canyon for the last 43 years. Drue's family has a cabin at Pines Ranch. Drue Helped his Dad for many years while his Dad served as Secretary of the UWCPOA. Five years ago Drue's family decided that they needed a place of their own. After a long and arduous search they chose a cabin in the Beaver Springs Ranch and are coming up on two years of enjoyment there. Drue has spent 40 years as part owner of two commercial sheet metal contracting companies and it goes without saying they enjoy all their free time, or as much as they can, in the mountains. Drue has served as the PTA President of Taylorsville High School during the 2000-2001 & 2001-2002 school years. One of his accomplishments there was bringing the Association back in the black after several years of deficit spending. He has also served on the Board of Directors of the Sheet Metal Contractors Association of Utah since 1998. He also served as Secretary from 9/12-9/14 and Vice President from 9/14-9/16 and as President from 9/16-9/18. He holds a Board position as Past President until 9/20. Drue commits to give his best to the Association to continue making this Association a beautiful lifestyle for all of our neighbors.

Jess Hofberger

Hello Beaver Springs Ranch Community,

It has been an honor to serve as one of your HOA Board members for the last two years. My wife and I have been homeowners at BSR since 2007 and it's been a pleasure to meet our owners, work alongside neighbors, and give back to this wonderful community.

Over the past two years, we have focused on bringing the association's fiscal house in order in anticipation of some major work ahead of us (a new bridge and our ongoing endeavor to better the roads). While this did mean HOA fees were raised slightly, I believe this will keep our community maintained and safe for the long haul! I am also extremely proud of the board's efforts in repairing the Morehouse road without a community assessment and believe that thoughtful projects like this, coupled with the slight raise in the HOA fee, will ensure our communities' future is bright.

I am asking for your support in running for another term so I can continue to serve the BSR community and "finish what I've started". This includes: maintaining the current bridge this year; in order to replace it the following year, beginning a process to address the changing winter needs of the community- especially as a continued lack of cold and snow alter the way the roads are used. And most importantly, putting a renewed focus on community rules and regulations. There are more people than ever spending time on the mountain and it is the Board's responsibility to educate newcomers, respect our neighbors and maintain our small town atmosphere.

Thanks for your support. See you on the mountain.

Sean Steinman

My name is Sean Steinman and recently became an owner and resident of Beaver Springs with my Wife & 2 children back in August 2020. We jumped right in and fell in love with the community in all ways and split time between our Residence at the Base of Big Cottonwood Canyon & Beaver Springs about 70/30.

I was born and raised in Utah, and own multiple businesses within Utah with a mantra across all of the entities which is Love Your City. From Restaurants to Real Estate Development we cover it all and have a thoughtful approach to create a sense of community and foundation of growth. Our Developments consist of affordable housing, market rate townhomes, single family spec and we have thrown a Community cafe into the mix to create a sense of place for the communities we love.

I would enjoy being a part of the board within Beaver Springs to preserve the beauty and serenity of the community.

Thank you for your consideration.