



Board of Directors' Meeting Agenda
Wednesday, November 12, 2025 @ 5:00 PM
Via Zoom

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner Forum**
- 5. Approve BOD Meeting Minutes from 9/10/25**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. Balance Sheet**
 - b. Budget vs. Actual**
 - c. 2026 Proposed Budget Review & Approval**
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Updating Architectural Guidelines:**
 - i. Fencing Guidelines:** Review comments on the shared document.
 - ii. Other Guidelines:** Review comments on the shared document.
 - b. Out of Meeting Approvals**
 - i.** On 9/17/25, the BOD approved a new color for the home and shed at 274 Alpine Drive.
 - ii.** On 9/16/25, the BOD approved a roof change request for 533A & 533B Alpine Drive.
 - iii.** On 9/19/25, the BOD approved a roof change request for 346 Swiss Village Drive.
 - iv.** On 9/25/25, the BOD approved a roof & deck extension request for 66 Larkspur Place.
 - v.** On 10/24/25, the BOD approved new siding for 452 Red Ryder Circle.
- 8. Committee Updates**
 - a. Flood Committee (Jim Miller)**
 - b. Emergency Preparedness Committee (Jeff Hester)**
 - c. River & Pond Improvements Committee (Jeff Hester)**

- i. **Fishing Restrictions:** On 9/18/25, the BOD voted to remove the voluntary fishing closure. Signs should be removed.
- d. **Capital Improvements Committee (Breanna Pitcher)**
 - i. **Shade Structures at Rainbow Lake**
 - ii. **Playground at Aspen Pond**
 - iii. **Mulch for Easements:** Chris is going to hold off on mulching easements considering the flood. He will wait until the spring.

9. Business

- a. **Newsletter**
- b. **Dark Sky Compliance (Breanna Pitcher)**
- c. **Approve Updated Version of Collections & Contact Info Policies**
- d. **Review Updated Declaration Amendment**
 - i. Discuss Adding Long Term Lease Requirements
 - ii. Discuss Plat Amendment
- e. **Schedule Annual Meeting (December)**
 - i. In Person or Via Zoom?
 - ii. Election - Online w/QR code in mail
 - iii. Meeting notice & budget must be mailed 10 days ahead
- f. **Out of Meeting Actions:**
 - i. On 10/24/25, the Board approved ordering a dumpster for residents to dispose of ruined items from the flood.

10. Executive Session

- a. **Violations & Delinquent Accounts Report**

11. Adjournment