



**Board of Directors' Meeting Agenda  
January 9, 2024 @ 6:00 PM  
via Zoom Only**

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner's Forum**
- 5. BOD Meeting Minutes from 11/14/23**
- 6. Financial Report (Treasurer: Robert Ricketts)**
  - a. Balance Sheet**
    - i. Operating Fund**
    - ii. Legal Reserve Fund**
  - b. Budget vs. Actual YTD**
- 7. Architectural Report (Board Representative: Jeff Hester)**
  - a. Out of Meeting (Email) Approvals:**
    - i. On 11/12/23 via email, the BOD approved a new fence at 392 Harman Avenue.**
    - ii. On 11/15/23 via email, the BOD approved a permit extension request for the new home at 534 Alpine Drive until 12/31/23.**
    - iii. On 12/4/23 via email, the BOD approved a new fence at 534 Alpine Drive.**
- 8. Committee Updates**
  - a. River & Pond Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)**
    - i. Warm Water Fish for Aspen Lake**
    - ii. San Juan River Enhancement Project Proposal**
  - b. Gravel Pit Committee (Committee Leader: Dave O'Keefe / Board Representative: Breanna Pitcher)**
    - i. Gravel Update**

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- c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
  - d. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
- 9. **New Business**
  - a. **Pond Ice Skating**
  - b. **Steve Wilkins' Budget Proposal**
- 10. **Old Business**
  - a. **Common Elements Maintenance:** On 12/20/23 via email, the BOD approved a quote from Chris Calfapietra for maintenance of POA easements, mailbox kiosks, pavilion, and dog waste bins.
  - b. **Steve Wilkins' STR Proposal:** Requiring two years of ownership before allowing short term rentals.
  - c. **Other Business**
- 11. **Violations & Delinquent Accounts Report (Executive Session)**
- 12. **Adjournment**