



Board of Directors' Meeting Agenda January 10th, 2023 @ 6:00 PM via Zoom

- 1. Attendance/Verification of Quorum (At least 3 Board Members)**
 - a. Manager:** SunDee Jones
 - b. Board Members:**
 - c. Owners:**
- 2. Call to Order**
- 3. Member's Forum**
- 4. Committee Updates**
 - a. Mountain Bike Committee (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)**
 - i. Bob Kimber says that our fence is on NFS land and needs to be moved.
 - ii. On 12/9/22, Jeff Hester showed Mountain Bike Committee Leaders & other interested individuals (Tony Baker, Carrie Wienckowski, and SunDee Jones) the legal easement on Bear Mountain Place. All parties agreed that this easement is impossible to use and should not be used as an access point to the National Forest for SJRV owners and their guests.
 - b. Gravel Pit Committee (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)**
 - i. On 11/22/22, the Board unanimously approved a new petition for the committee to distribute: <https://chng.it/N8DssQ7MZ6>
 - ii. On 11/22/22, the Board unanimously approved paying for a gravel pit information website to be developed with a cap of \$80.
 - iii. **Survey - Larkspur Access Point:** Metro suggested adding information that this access point would be a consideration for the NFS to connect to the Mountain Bike Trail network.
 - iv. **Scott's Gate:** Improving access point.

1. Blue paint needed on rock.
 2. Have Tim bring more boulders.
 3. Add more trees in the spring.
 4. Alert owners to revised access point and parking areas.
(Newsletter & Guidebook)
 5. Have an attorney revise the easement to include e-bikes.
- 5. Manager's Report**
- a. **Violations Report**
 - b. **Financial Report**
 - c. **Architectural Committee Report**
 - i. Lot 2-178/281 Little Beaver Place: Application for a New Home
- 6. BOD Meeting Minutes from 11/15/22**
- 7. New Business**
- a. **Management Contract Approval: Addition of Bookkeeping Services / PayHOA**
 - b. **Policy Updates**
 - c. **Fiber Line Access**
- 8. Old Business**
- a. **Capital Improvements to SJRV**
 - i. Landscaping Around Pond (Judy Patton - Email 11/23/22)
 - ii. Add Trees Around Pond (Addie Greer - Email 11/21/22)
 - b. **Guidelines for Exclusive Easements**
- 9. Next Meeting (In Person or Zoom) / Adjournment**