



**Board of Directors' Meeting Agenda
Tuesday, January 14, 2025 @ 5:00 PM
Via Zoom**

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner's Forum**
- 5. Approve BOD Meeting Minutes from 9/10/24 & 11/12/24**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. Balance Sheet
 - b. Profit vs. Loss
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Adding Erosion Guidelines to Architectural Process**
 - i. Are There County Requirements?
 - ii. Possible Requirement - Drainage Plan/All sediment must be kept on the property during a home build.
 - b. Out of Meeting Approvals:**
 - i. On November 27, 2024, the Board approved a variance request for a pre-existing setback at 304 Harman Avenue.
 - ii. On January 13, 2025, the Board approved an application for additions to the home at 452 Red Ryder Circle. A variance request for a covered deck was also approved.
- 8. Committee Updates**
 - a. River & Pond Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)**
 - b. Fiber Committee (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)**
 - c. Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)**
 - i. Shade Structures at Rainbow Lake
 - ii. Playground at Aspen Pond
 - iii. Add Fencing to Bridge Drive Easement

9. New Business

- a. Open Board Position / New Assignments**
- b. Draft Limited Amendment/Vote Regarding STR Registration Requirement**
- c. Liability for River Corridor**
- d. Annual Picnic Coordinator**

10. Old Business

- a. Bears & Trash Bins**
 - i. Need to define “bear-proof” / Certified bear-proof bins
 - ii. Approve three different structures that owners without garages/sheds could buy or build to keep bins in
- b. Fencing Repairs**
- c. Adding Audiovisual Equipment To Meeting Room**
- d. Updating Community Plat (Tabled)**
- e. Out of Meeting (Email) Approvals:**
 - i. On 9/14/24 via email, the Board approved having our attorney update our collections policy to be in line with current colorado laws.
 - ii. On 10/23/24, the BOD approved a quote for liability insurance from Farmers Insurance.

11. Other Business/Announcements

12. Schedule Budget & Annual Meeting in December

13. Executive Session

- a. Review Violations & Delinquent Accounts Report

14. Adjournment