



**Board of Directors' Meeting Agenda
Tuesday, February 11, 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. Need to Check for County Requirements
 - ii. Possible Requirement - Drainage Plan/All sediment must be kept on the property during a home build.
 - b. Fence Request @ 124 Descent Drive**
 - c. Siding Request @ 105 Monkshood Drive**
 - d. 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.
 - iii. On January 23, 2025, the Board approved an application for replacement of the back deck at 38 Red Ryder Circle.
- 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. Board Appointments & Positions

i. Current Board Members & Positions:

1. **Jim Miller - Acting President.** Appointed until the 2025 election. President to be elected in 2025 until 2028. 2 year terms thereafter.
2. **Breanna Pitcher - Secretary.** Appointed until the 2025 election. Secretary to be elected in 2025 until 2027. Two year terms thereafter.
3. **Robert Rickets - Treasurer.** Treasurer to be elected in 2025 until 2027. Two year terms thereafter.
4. **Jeff Hester - Board Member.** Appointed until the 2025 election. Board Member to be elected in 2025 until 2026 & elected in 2026 until 2028. 2 year terms thereafter.
5. **Open Position - Board Member.** Appointed until the 2025 election. Board Member to be elected in 2025 until 2026 & elected in 2026 until 2028. 2 year terms thereafter.

b. Annual Picnic / Fish Stocking / Annual Dumpster Coordinator

c. Metro Requests: STR Bathroom Posting & Guidebook Addition

d. Liability for River Corridor

e. Approval for Draft Limited Amendment & Vote Regarding STR Registration Requirement

f. Approval for Draft Collections & Contact Info Policies

10. Old Business

a. Bears & Trash Bins

- i. Need to define “bear-proof” / Certified bear-proof bins
- ii. Goal is to 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

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

a. Letter From Josh Peck

- b. Budget Line Items**
- 12. Executive Session**
 - a. Review Violations & Delinquent Accounts Report
- 13. Adjournment**