



**Board of Directors' Meeting Agenda  
Wednesday, March 11, 2026 @ 5:00 PM  
In Person @ 598 Alpine Drive & Via Zoom**

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner Forum**
- 5. Approve the BOD Meeting Minutes from January 14, 2026**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
  - a. Balance Sheet**
  - b. Budget vs. Actual**
- 7. Architectural Report (Board Representative: Jeff Hester)**
  - a. Updating Architectural Guidelines:** Review & approve new fencing rules.
  - b. Review PILC Submission Requirements**
  - c. Out of Meeting Actions:**
    - i.** On 1/21/26, the BOD approved a roof extension at 182 Red Ryder Circle.
    - ii.** On 2/2/26, the BOD approved excavation at 537 Swiss Village Drive for foundation repairs.
- 8. Committee Updates**
  - a. Flood Committee (Jim Miller)**
  - b. River & Pond Improvements Committee (Jeff Hester)**
  - c. Emergency Preparedness Committee (Jeff Hester)**
  - d. Capital Improvements Committee (Breanna Pitcher)**
    - i. Shade Structures at Rainbow Lake**
    - ii. Playground at Aspen Pond**
- 9. Business**
  - a. Review Updated Declaration Amendment**
    - i. Plat Update:** The Board would like to wait and do a plat update in a separate amendment.
  - b. Dark Sky Compliance (Breanna Pitcher)**

- c. **Annual Fence Inspection:** Fence was last inspected and repaired in the fall. Do we want to set up recurring inspections with Sierra Alta?
- d. **Next Meeting:** The next BOD will be May 13, 2026.
- e. **Out of Meeting Actions:** None.

**10. Executive Session**

- a. **Review Attorney Communication**
- b. **Review Violations & Delinquent Accounts Report**

**11. Adjournment**