



Board of Directors' Meeting Minutes
March 14, 2023 @ 6:00 PM
via Zoom

<https://us06web.zoom.us/j/82625800603>

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. **BOD Meeting Minutes from 1/10/23**
5. **Committee Updates**
 - a. **Mountain Bike Committee** (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)
 - i. **Survey Results - Larkspur Access Point**
 - ii. **Scott's Gate**
 1. Easement to include e-bikes (if allowed in the NF).
 - b. **Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)
6. **Manager's Report:** SunDee Jones
 - a. **Violations Report**
 - b. **Financial Report** (Treasurer: Robert Ricketts)
 - c. **Architectural Committee Report** (Board Representative: Jeff Hester)
 - i. 109 Little Beaver Place
 1. On 1/13/23 via email, the BOD unanimously approved the extension request until 6/30/23.
 2. On 1/20/23 via email, the BOD unanimously approved the RV extension request until 4/30/23.
 - ii. 366 Red Ryder Circle
 1. On 2/7/23 via email, the BOD unanimously approved the request to build a new home.

- iii. 281 Little Beaver Place
 - 1. On 3/7/23 via email, the BOD unanimously approved the request to build a new home. Variance requests for the setback and roof pitch were also approved.
- iv. 35 Little Beaver Place
 - 1. On 3/8/23 via email, the BOD unanimously approved the request for an addition to the home.

7. New Business

a. Bylaws

- i. Need BOD to approve correction of name at top of Bylaws. (Who has an editable copy?)

b. Mailbox Kiosk Repair

- i. The post on the mailbox kiosk on Alpine Drive was damaged (apparently run into by a vehicle) and subsequently repaired on 3/2/23 by A+ Construction LLC (\$480.00).

8. Old Business

a. Capital Improvements to SJRV

- i. A bridge needs to be built connecting to rainbow island. Jeff will get a quote from a welder.
- ii. Jim will reach out to Judy to see if she is interested in heading a Capital Improvements committee. SunDee will facilitate emailing homeowners to see if others are interested in joining this committee.

9. Adjournment