



Board of Directors' Meeting Agenda
Wednesday, May 21, 2025 @ 5:00 PM
Via Zoom

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Board Member Update:** On 4/4/25, the BOD voted to appoint Chris Quillin to the open Board position.
- 5. Committee Updates**
 - a. River & Pond Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i. Guest Danyelle Leentjes: Update on Bureau of Reclamation Funds
 - 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
- 6. Owner Forum**
- 7. Approve BOD Meeting Minutes from 3/18/25**
- 8. Financial Reports** (Treasurer: Robert Ricketts)
 - a. 2024 Overview Reports:** TABLE
 - b. Balance Sheet**
 - c. Budget vs. Actual/Expenses By Category**
- 9. Architectural Report** (Board Representative: Jeff Hester)
 - a. Adding Erosion Guidelines to Architectural Process**
 - b. Architectural Requests:**
 - i. Deck @ 722 Harman Avenue
 - c. Out of Meeting Approvals:**
 - i. On 4/14/25, the BOD approved an exterior change to 48 Bear Mountain Place.

- ii. On 5/7/25, the BOD approved an excavation project to repair the foundation at 48 Royal View Court.
- iii. On 5/7/25, the BOD approved a permit extension request for 281 Little Beaver Place until 7/15/25, contingent upon cleanup of excess material.

10. Old Business

- a. **Bears & Trash Bins**
- b. **Fencing Repairs** (Jeff Hester)
- c. **Adding Audiovisual Equipment To Meeting Room** (Robert Ricketts)
- d. **Declaration Amendment Proposals:**
 - i. Assess Dues Annually
 - ii. STR Registration Requirement
 - iii. Update The Plat
- e. **Approval for Draft Collections & Contact Info Policies**
- f. **No Out of Meeting (Email) Approvals**

11. Other Business/Announcements

- a. **New Meeting Day: Second Wednesday of the Month**
- b. **Upcoming Events: Annual Picnic & Community Dumpster**

12. Executive Session

- a. **Review the Violations & Delinquent Accounts Report**
- b. **Review any Attorney Communication**
- c. **Review Common Elements Maintenance Contract**

13. Adjournment