



**Board of Directors' Meeting Agenda**  
**July 11, 2023 @ 6:00 PM**  
**In Person (598 Alpine Drive) & via Zoom**

- 1. Attendance (In Person)**
  - a. **Manager:** SunDee Jones
  - b. **Board Members**
  - c. **Owners**
- 2. Attendance (Zoom)**
  - a. **Board Members**
  - b. **Owners**
- 3. Verification of Quorum (At least 3 Board Members)**
- 4. Call to Order**
- 5. Member's Forum**
- 6. BOD Meeting Minutes from 6/13/23**
- 7. Financial Report** (Treasurer: Robert Ricketts)
- 8. Architectural Report** (Board Representative: Jeff Hester)
  - i. On 6/8/23, the Board approved via email a permit extension request for the garage addition at 25 Bear Mountain Place until 8/31/23.
  - ii. On 6/16/23, the Board approved via email a permit extension request for the new home at 534 Alpine Drive until 9/30/23.
  - iii. On 6/27/23, the Board approved via email a permit extension request for the new home at 66 Larkspur Place until 7/30/23.
  - iv. On 7/6/23, the Board approved via email a new shed at 424 Red Ryder Circle.
  - v. **Update to Guidelines: Guesthouse Size**
    1. Suggested rules specific to a second home/guesthouse on a lot:
      - a. Maximum size of 1,200 sf. Combination of both the main home and guest home cannot exceed 5,000 sf.

- b. Combination of both the main home and guest home cannot exceed 55% of the lot.
- c. All other architectural rules for a new home must be followed.

## **9. Committee Updates**

- a. **Gravel Pit Committee** (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher): Tabled until action is needed.
- b. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
- c. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)

## **10. Business**

- a. **Scott’s Gate - E-Bikes Update** (Jeff Hester): Tabled.
- b. **Pavilion & Mailboxes:** Weed clean up and power washing is \$350.00  
- Does the BOD want a regular cleaning schedule?
- c. **Picnic Island Bridge** (Jeff Hester)
- d. **Community Dumpster** (Julene Campbell)
  - i. \$1100 for 2-3 weeks. Scheduled for 8/15/23 delivery.
- e. **Road Paving** (Jeff Hester)
- f. **Larkspur Access Point & Annual Fence Inspection**
- g. **Rules Update: Noise Ordinance** (Breanna Pitcher)
- h. **Guidebook Update:** Defining “guest” of a homeowner as someone living or staying in the neighborhood. Any other “friends/guests” should be accompanied by a homeowner.
- i. **HOA & Metro District Task Force Notice Requirement**

## **11. Violations & Delinquent Accounts Report (Executive Session)**

## **12. Adjournment**