



Board of Directors' Meeting Agenda
August 8, 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. Review Conduct of Meetings Policy**
- 6. Member's Forum**
- 7. BOD Meeting Minutes from 7/11/23**
- 8. Financial Report** (Treasurer: Robert Ricketts)
- 9. Architectural Report** (Board Representative: Jeff Hester)
 - i. On 7/24/23 via email, the BOD approved a fence at 487 Alpine Drive.
 - ii. Update to Guidelines: Defining a Maximum Guesthouse Size
 - 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.
- 10. 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)

11. Business

- a. River Improvements/WEP**
- b. Sign at Red Ryder Access**
- c. STR Rental Registration Fee**
- d. Creating a Specific Parks & Maintenance Budget:**
 - i. Dog Waste Bins: Hiring Someone to Empty
 - ii. Easements: Hiring Someone to Maintain every July
 - iii. Weeding/Pressure Washing Mail Kiosks, Entrances, and Pavilion
- e. 138 Red Ryder Circle Easement**
 - i. On 7/13/23 via email, the BOD voted to hire Carrie Wienckowski to maintain the easement every year in July.
- f. Stage 1 Fire Restrictions (Add to Newsletter)**
- g. Bridge Over Stream @ Bridge Court Easement** (Jeff Hester)
 - i. Signage to alert residents to avoid the island during deer birthing season.
- h. Road Paving** (Jeff Hester)
- i. Larkspur Access Point & Annual Fence Inspection**

12. Violations & Delinquent Accounts Report (Executive Session)

13. Adjournment: