



Board of Directors' Meeting Agenda
September 12, 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. **Owners:**
- 3. Verification of Quorum (At least 3 Board Members)**
- 4. Call to Order**
- 5. Owner's Forum**
- 6. BOD Meeting Minutes from 8/8/23**
- 7. Financial Report** (Treasurer: Robert Ricketts)
 - a. Balance Sheet
 - b. Budget vs. Actual YTD
- 8. Architectural Report** (Board Representative: Jeff Hester)
 - a. Metro Cell Tower Update
 - b. On 8/28/23 via email, the BOD unanimously approved an application for a new home at 697 Harman Avenue.
- 9. Committee Updates**
 - a. **River Improvements Committee** (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)
 - i. **WEP: Presentation by Al Pfister**
 - b. **Gravel Pit Committee** (Committee Leader: Dave O'Keefe / Board Representative: Breanna Pitcher)
 - i. Tabled until action is needed.
 - c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
 - d. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)

- i. The Metro Board has approved the location next to Rainbow Lake, as long as the well is not affected.
- ii. Jeff Hester suggested that a climbing rock be included at the playground.
- iii. Breanna and Hannah will begin looking at pricing options.

10. New Business

- a. **Fire Restrictions Lifted**
- b. **E-Bike Addition to Easement (1st Draft)**

11. Old Business

- a. **Sign up at Red Ryder Access**
 - i. At the previous meeting, Jeff proposed removing all unnecessary signs and adding a sign making it clear that this is not public access. He will work on the verbiage and send it to SunDee to order the signs.
- b. **STR Registration Fee**
 - i. At the previous meeting, the BOD approved of SunDee speaking to the POA's attorney about the possibility of charging a STR Registration Fee.
- c. **Common Elements Maintenance Request for Proposals:**
 - i. Review and approval of the Request for Proposal tasks.
 - ii. SunDee will get two quotes for these tasks.
- d. **Bridge Over Stream @ Bridge Court Easement (Jeff Hester)**
 - i. The BOD will add signage to alert residents to avoid picnic island during deer birthing season.
 - ii. Jeff will send the quote he received to the rest of the BOD over email. Julene Campbell suggested this be done this year using a portion of the capital improvement budget.
 - iii. A clear path will need to be defined so that no one strays into the private property next door.
- e. **Road Paving Survey Results (Jeff Hester)**

12. Violations & Delinquent Accounts Report (Executive Session)

13. Adjournment