



Board of Directors' Meeting Agenda
Tuesday, November 12, 2024 @ 5:00 PM
Via Zoom

- 1. Attendance**
- 2. Verification of Quorum (At least 3 Board Members)**
- 3. Call to Order**
- 4. Owner's Forum**
- 5. Approve BOD Meeting Minutes from 9/10/24**
- 6. Financial Reports (Treasurer: Robert Ricketts)**
 - a. Balance Sheet**
 - b. Budget vs. Actual**
 - c. Expenses By Category**
 - d. 2025 Budget**
 - e. Reserve Account / Taxation On Earnings**
- 7. Architectural Report (Board Representative: Jeff Hester)**
 - a. Adding Erosion Guidelines to Architectural Process**
 - i. Are There County Requirements?
 - ii. Possible Requirement - Drainage Plan/All sediment must be kept on the property during a home build.
 - b. Out of Meeting (Email) Approvals:**
 - i. On 10/2/24, the BOD approved a permit extension request for 48 Bear Mountain Place until 9/30/25.
 - ii. On 10/21/24, the BOD approved a permit extension request for 281 Little Beaver Place until 4/15/25.
 - iii. On 11/6/24, the BOD approved a roof extension at 424 Red Ryder Circle.
- 8. Committee Updates**
 - a. River & Pond Improvements Committee (Committee Leader: Dave O'Keefe / Board Representative: Jeff Hester)**
 - b. Fiber Committee (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)**

- c. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
 - i. Shade Structures at Rainbow Lake
 - ii. Playground at Aspen Pond
 - iii. Add Fencing to Bridge Drive Easement

9. New Business

a. Draft Limited Amendment/Vote Regarding STR Registration Requirement

b. Out of Meeting (Email) Approvals:

- i. On 9/14/24 via email, the Board approved having our attorney update our collections policy to be in line with current colorado laws.
- ii. On 10/23/24, the BOD approved a quote for liability insurance from Farmers Insurance.

10. Old Business

a. Bears & Trash Bins

- i. Need to define “bear-proof” / Certified bear-proof bins
- ii. Approve three different structures that owners without garages/sheds could buy or build to keep bins in

b. Fencing Repairs

c. Adding Audiovisual Equipment To Meeting Room

d. Updating Community Plat (Tabled)

11. Other Business/Announcements

12. Schedule Budget & Annual Meeting in December

13. Executive Session

- a. Review Violations & Delinquent Accounts Report

14. Adjournment