



## **Board of Directors' Meeting Minutes November 15, 2022 @ 6:00 PM via Zoom**

An executive session was held from 5:00 PM - 6:00 PM while the Board of Directors held a consultation with John Barth, environmental attorney, regarding the proposed gravel pit by the NFS.

### **1. Attendance/Verification of Quorum (At least 3 Board Members)**

- a. Manager:** SunDee Jones
- b. Board Members:** Robert Ricketts, Jeff Hester, Tony Baker, Jim Miller
- c. Owners:** Stewart Rafalo, David Harper, Janet Hanks, Ron Seibel, Joe Jordan, Matt Hosburgh, Carrie Wienckowski, Debbie O'Keefer, Elisabeth Rimann, Chad Dieterichs

### **2. Call to Order: 6:03 PM**

### **3. Committee Updates**

- a. Mountain Bike Committee (Committee Leaders: Breanna Pitcher & Joe Jordan / Board Representative: Jim Miller)**
  - i. We should add blue rocks to the access points near Steep Street & Scott's Gate.
  - ii. Jeff will flag trees that need to be cleared at Scott's Gate. Jeff mentioned also moving the boulders located there, but not sure if it will affect snow plow.
  - iii. No one should be parking on the roadway for either of these access points. We should talk to the Metro about adding a "No Parking" sign if it is an issue.
  - iv. Joe Jordan, Jeff Hester, Tony Baker, Carrie Wienckowski (Metro Board Member), and SunDee Jones will plan a time to meet after Thanksgiving to look at the Bear Mountain Place easement to officially rule it out as an option for homeowner access. Jeff has suggested that this easement is not accessible

since you would need to walk around someone's home to access.

- v. Per Joe, everyone on the committee agreed that they would prefer more access points.
- vi. Joe suggested to the Board that we gather more input about adding more access points (either to Larkspur Place or elsewhere) by surveying the members and reaching out specifically to Larkspur Place owners.
- vii. It was suggested that the POA could possibly add a gate to the POA-owned fence, but the Metro would have to be involved in order to create an official easement.

**b. Gravel Pit Committee (Committee Leader: Dave O'Keefe / Board Representative: Tony Baker)**

- i. Tony made a motion to hire John Barth, environmental attorney, to help the POA Board in their opposition to the proposed gravel pit. Jeff seconded the motion. All were in favor. The POA has a healthy legal fund to cover any legal expenses.
- ii. There is a meeting open to the public on 12/16/22, held by San Juan Headwaters, where they will be discussing the Jackson Mountain Project.
- iii. Tony & SunDee will meet with Josh Peck with the NFS on Thursday to discuss the POA's opposition to the project and their reasoning.
- iv. Tony is reaching out to the new county commissioner.

4. **Member's Forum:** Janet Hanks asked if we were considering the wildlife on Jackson Mountain, and if we could use this as another reason against the gravel pit. She will send us pictures of the elk.

5. **Manager's Report**

- a. **Violations Report:** SunDee presented the violations report to the Board.
- b. **Financial Report:** Jeff made a motion to accept the financials, Robert seconded. All were in favor.
- c. **Architectural Committee Report**
  - i. **293 Red Ryder Circle - Covered Deck:** On 10/20/22, the Board voted unanimously to approve this project.

6. **BOD Meeting Minutes from 10/18/22 & 11/8/22:** Jeff made a motion to approve the minutes, Robert seconded. All were in favor.

7. **New Business**

- a. **Bookkeeping Services:** The Board agreed to hire SunDee Jones, Wonderland Management LLC, to handle bookkeeping services for

the POA. Contract and payment negotiations will be handled in executive session.

- b. **2023 Budget & Annual Meeting Mailing Approval**
  - i. The 2023 Budget was approved with one minor change to the contingency and legal line items. Jeff made a motion to approve the budget and the mailing, Jim seconded. All were in favor.
  - ii. The mailing will be sent this week and will include a mail-in ballot for the election.
- 8. **Old Business:** Jim made a motion that we table all old business until the next BOD meeting, Jeff seconded. All were in favor.
  - a. **Capital Improvements to SJRV**
  - b. **Guidelines for Exclusive Easements**
- 9. **Adjournment:** 7:01 PM