

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

- 1. Attendance (In Person)
 - a. Manager: SunDee Jones
 - **b. Board Members:** Julene Campbell, Jeff Hester, Jim Miller, Breanna Pitcher
 - **c. Owners:** Lesley Burroughs, Carrie Wienckowski, Bonnie Weathers, Leif Neilson
- 2. Attendance (Zoom)
 - a. Board Members: Robert Ricketts
 - **b. Owners:** Janet Hanks, Mary Ann Camacho, Ron Seibel, Matt Hosburgh
- 3. Verification of Quorum (At least 3 Board Members): Yes
- 4. Call to Order: 6:00 PM
- **5. Member's Forum:** No members wished to address the Board.
- **6. BOD Meeting Minutes from 6/13/23:** Approved.
- 7. Financial Report (Treasurer: Robert Ricketts)
 - **a.** Operating Account Balance: \$50,732.12
 - **b.** Legal Fund Account Balance: \$49,391.84
 - **c.** Jeff Hester has been added as a signer on both accounts.
 - **d.** The POA's finances are in good standing.
- **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: Defining a Maximum Guesthouse Size
 - 1. The Board discussed the possibility of making rules specific to a second home/guesthouse on a lot, such as:
 - 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.
 - 2. This topic was tabled after discussion. No action made.

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)
 - i. Breanna will be scheduling a time for the committee to meet with the representative from Visionary.
- **c.** Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
 - i. The committee is focusing on creating a playground area for the community. Ideally, it would include three different sections: a fenced-in play area for children aged 36 months 6 years, a play area for children aged 7+ years, and an adult exercise area. Shade structures and benches would also be ideally included.
 - ii. The committee will also research grants, playground equipment cost and maintenance, total cost analysis with phases, and insurance requirements.
 - iii. The committee identified an area next to Rainbow Lake as a good area for a playground. SunDee will reach out to the Metro District to see if they would allow a playground in this area.

10. Business

a. Scott's Gate - E-Bikes Update (Jeff Hester): Jeff will write this up for SunDee for her to send to the attorney to review.

b. Pavilion & Mailboxes

i. Weed clean up and power washing was \$350.00 and was completed on 7/8/23.

- ii. The Board discussed having a regular schedule for maintenance of the pavilion and mailboxes. Specifics will be discussed over email and a contract will be written up.
- iii. The contractor needs to power wash inside of the mailboxes and clear old notices from the bulletin board. SunDee will reach out to him.
- **c. Picnic Island Bridge** (Jeff Hester): Jeff said that a bridge company should be called to give a quote, since the job is bigger than what a welder can do. This bridge would cross over a stream that passes through the easement leading from Bridge Drive to the shoreline of the river.
 - i. The Board allowed owner comment. Bonnie Weathers asked if the Board would encourage owners to avoid accessing Picnic Island during the deer birthing season, since there are often babies born on the island. Signage may be a useful tool in this situation.

d. Community Dumpster (Julene Campbell)

- i. The cost is \$1,100.00 for 2-3 weeks.
- ii. The dumpster is scheduled to be delivered on 8/15/23.
- iii. Dumpster rules will be posted. It should not be used for trees and yard waste, or construction material.
- **e. Road Paving** (Jeff Hester): Jeff has written up a survey question for SunDee to send to owners regarding interest in asking the Metro about budgeting for investigating paving the roads.
- **f.** Larkspur Access Point & Annual Fence Inspection: SunDee met with Sierra Alta Fencing to get a quote. The Board will consider the quote as soon as it is received
- g. Rules Update: Noise Ordinance (Breanna Pitcher)
 - i. Breanna made a motion that the POA adopt the same noise rules as they are written in the county ordinance. All were in favor. Motion was approved. SunDee will update the Rules & Regulations to match the ordinance.
 - ii. SunDee will review the Owner/Contractor Agreement for approved architectural projects to ensure that contractors are aware of noise rules. Exceptions could be considered with written approval from neighbors.
- h. Guidebook Update: Jeff made a motion to define a "guest" of a homeowner as someone living or staying in the neighborhood. Any other "friends/guests" should be accompanied by a homeowner when using amenities such as the river. Additionally, the homeowners and guests should not be using amenities for commercial activity (such as

- operating a fishing guide business). All were in favor. Motion was approved.
- i. HB23-1105: HOA & Metro District Task Force Notice Requirement: SunDee explained the bill that was recently passed, and the notice requirements that we need to send to owners. This notice will be included in the next newsletter.
- 11. Violations & Delinquent Accounts Report (Executive Session)
- 12.Adjournment: 7:55 PM

Respectfully Submitted,

SunDee Jones, Manager

Breanna Pitcher, Secretary