



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.

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