



Board of Directors' Meeting Minutes
August 8, 2023 @ 6:00 PM
In Person (598 Alpine Drive) & via Zoom

- 1. Attendance (In Person)**
 - a. Manager:** SunDee Jones
 - b. Board Members:** Jeff Hester, Julene Campbell, Breanna Pitcher, Jim Miller
 - c. Owners:** Elizabeth Rimann, Bonnie Weathers
- 2. Attendance (Zoom)**
 - a. Owners:** Sandy & Brian Jones, Janet Hanks, Travis Bryant, Dave O'Keefe, Lynette Boone, Kevin Dickerson, JT Boone, Matt Hosburgh, Roberta Tolan
- 3. Verification of Quorum (At least 3 Board Members):** Yes
- 4. Call to Order:** 6:04 PM
- 5. Review Conduct of Meetings Policy:**
 - a. SunDee reviewed the conduct of meetings policy and reminded owners that they have two opportunities to address the Board: during the Member's forum and after a second has been made on a motion.
- 6. Member's Forum:**
 - a. Elizabeth Rimann asked who to contact regarding her mailbox. The post office handles all mailbox concerns.
- 7. BOD Meeting Minutes from 7/11/23:** Approved.
- 8. Financial Report** (Treasurer: Robert Ricketts): Approved.
 - a. The POA is in good financial shape and under budget.
- 9. Architectural Report** (Board Representative: Jeff Hester)
 - i. On 7/24/23 via email, the BOD approved a fence at 487 Alpine Drive.
 - ii. On 8/7/23 via email, the BOD approved a permit extension for 109 Little Beaver Place until 12/31/23.
 - iii. Update to Guidelines: Defining a Maximum Guesthouse Size

1. The BOD decided that no action was needed at this time to update the guidelines to define a maximum guesthouse size.

10. 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): Breanna is still waiting on Visionary to schedule a time with them to discuss.
- c. **Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)
 - i. The committee is waiting on the Metro Board to approve the proposed playground location.
 - ii. Jeff Hester suggested that a climbing rock be included at the playground.
 - iii. Breanna and Hannah will begin looking at pricing options.

11. Business

- a. **River Improvements/WEP**
 - i. The BOD discussed our options for river improvements. WEP would offer river improvements in exchange for public access at the end of the neighborhood. Al Phister said this would only be an access for commercial boating during high water/rafting season, and closed with a locked gate the rest of the year. We could possibly cover the river improvement cost ourselves instead of needing the public access option.
 - ii. Jeff Hester proposed creating a river improvements committee to explore our options. Dave O’Keefe has volunteered to lead the committee. SunDee will reach out over email to start the committee. Jeff Hester will be the board liaison.
 - iii. Jeff suggested that a survey be sent out to owners as a first step in the committee.
- b. **Sign up at Red Ryder Access**
 - i. 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.
- c. **STR Registration Fee**
 - i. The BOD approved of SunDee speaking to the POA’s attorney about the possibility of charging a STR Registration Fee.
- d. **Creating a Specific Parks & Maintenance Budget:**
 - i. Jeff proposed updating the 2024 landscaping budget to include all amenities maintenance such as emptying dog waste bins,

maintaining easements and ponds, maintaining landscaping around entrance signs, weed eating and cleaning of mailbox kiosks and the pavilion.

ii. SunDee will get two quotes for these tasks.

e. 138 Red Ryder Circle Easement

i. On 7/13/23 via email, the BOD voted to hire Carrie Wienckowski to maintain the easement every year in July.

f. Stage 1 Fire Restrictions

i. SunDee will remind owners in the next newsletter that we are in stage 1 fire restrictions and they should avoid building fires.

g. 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.

h. Road Paving (Jeff Hester)

i. The survey will stay open for one more month to gather more responses and opinions.

i. Larkspur Access Point & Annual Fence Inspection

i. Sierra Alta Fencing quoted \$4,365.00 for annual inspection, repairs, and gate addition.

ii. The quote was approved by the BOD.

12. Violations & Delinquent Accounts Report (Executive Session)

13. Adjournment: 7:33 PM

Respectfully Submitted,

Breanna Pitcher, Secretary

SunDee Jones, Manager