



Budget & Annual Meeting Minutes
December 5, 2023 @ 6:00 PM
via Zoom Only

Budget Meeting

1. **Call to Order:** 6:01 PM
2. **Ratification of the Budget:** There was no veto and the 2024 budget was successfully ratified.
3. **Adjournment:** 6:02 PM

Annual Meeting

1. **Call to Order:** 6:02 PM
2. **Attendance**
 - a. **Manager:** SunDee Jones
 - b. **Board Members:** Julene Campbell, Jim Miller, Jeff Hester, Breanna Pitcher
 - c. **Members:** Elisabeth Rimann, Dave O'Keefe, James Resor, Travis Bryant, Joe Jordan, Steve Wilkins, Jing Hoyer, Kevin Dickerson, Ed Matlack, Jan Wittwer
 - d. **Guests:** Joshua Peck, Adam Tlachac & Fred Ellis from the Forest Service
3. **Verification of Quorum (25% - 56 lots):** Quorum was achieved through electronic votes and zoom attendees.
4. **Election Results for Board of Directors:** Julene Campbell & Robert Ricketts were re-elected to the Board with a majority online vote.

5. Presentation By Joshua Peck, Pagosa Ranger District, Regarding Jackson Mountain Area

- a. Joshua, Adam, and Fred discussed efforts that were being made in the Jackson Mountain area to reduce fire risks, such as addressing fuel-loading materials (excess shrubbery, easily flammable tree varieties, etc) and forest density. They would like to prepare this area to be able to handle prescribed burns in the future.
- b. SunDee asked Joshua if there was any update on the possibility of using Jackson Mountain as a gravel pit location. Joshua said that they want to explore other locations, but have not been able to do so yet because they have had a busy fire season. They would like to find a location that has the lowest impact on the community. Jackson Mountain may still be a possibility, but there are no plans to proceed with that location at this point.

6. Member Forum

- a. Dave O'Keefe brought up illegal trail clearing on Jackson Mountain trails. In his meetings with the Forest Service, he was told that residents should not be clearing trails or cutting trees. The Forest Service has asked us to remind residents not to do this.
 - i. Breanna Pitcher added that if you know someone who is clearing trails, please remind them that this is not allowed.
 - ii. Steve asked if there is a specific reason why the Forest Service is focusing on our trails and the activity there. Dave & Breanna were told by the Forest Service that it is a liability and safety issue and is probably on their radar due to the recent work happening in the area. The Forest Service needs residents to acquire a permit before cutting or removing trees in the forest.
 - iii. Joe Jordan asked why the trails were shown as closed on the Forest Service website. We will have to ask Joshua Peck in a follow up session.

7. Approve Annual Meeting Minutes from 12/15/22: Approved.

8. Presentation of the 2024 Budget: SunDee presented the budget and explained how funds were re-allocated to different line items. Dues will not be raised in 2024 and remain at \$200.00 per lot annually.

- a. Joe asked about the process for approving expenditures and wanted to know if owners are surveyed before these approvals. SunDee

explained that the Board is not required to ask permission or survey owners before approving expenditures. Owners who would like to be involved in decisions, such as spending funds for capital improvements, are welcome to attend Board meetings to voice their opinion or join the Capital Improvements Committee.

- b. Steve asked if the Board would consider putting specific projects as line items in the budget for capital improvements. The Board will take this suggestion into consideration when working on the 2025 budget.

9. Financial Report

a. Balance Sheet

- i. **Operating Account:** \$24,251.15

- ii. **Legal Reserve Fund:** \$49,408.48

- 1. SunDee explained that this was an appropriate amount of funds for a POA of this size to keep in their accounts. Keeping a healthy reserve fund and operating account prevents the need for special assessments to cover unexpected expenses, such as legal fees.

- b. **Budget vs. Actual:** We appear slightly over budget because rollover funds were spent this year for recreational improvements.

10. Committee Updates

a. Pond & River Improvements Committee (Committee Leader: Dave O’Keefe / Board Representative: Jeff Hester)

- i. Dave is researching the addition of warm water fish to Aspen Pond. He will gather more information and present his findings to the Board in future meetings.
- ii. Jeff is working on some educational information to present to owners regarding river improvements.

b. Gravel Pit Committee (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher)

- i. No updates at this time.

c. Fiber Committee (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)

- i. Breanna said that they have sent all the information that Visionary requested and are waiting on their representative to get back to them.
- ii. Julene asked Steve about the Metro’s plans for a cell tower. He said that the Metro District is still in negotiations with the company.

d. Capital Improvements Committee (Committee Leader: Hannah Yankelevich / Board Representative: Breanna Pitcher)

- i. Breanna will be leaving on maternity leave and asked if another Board Member could take over her role as Board Representative during this time. Julene volunteered to assume the role.

11. Other Business

- a. Steve asked if the Board would consider some revisions to short term rental rules in the community, such as requiring owners to own their home for two years before allowing them to rent short term. The Board would have to ask their attorney about this proposal. They will add this to their next BOD Meeting Agenda.

12. Adjournment: 7:29 PM

A short Board of Directors Meeting was held after the meeting to determine Board Positions. All Board Members will remain in their current positions.

Julene Campbell: President

Jim Miller: Vice-President

Breanna Pitcher: Secretary

Robert Ricketts: Treasurer

Jeff Hester: Board Member