



**Board of Directors' Meeting Minutes  
January 9, 2024 @ 6:00 PM  
via Zoom Only**

**1. Attendance**

- a. **Manager:** SunDee Jones
- b. **Board Members:** Julene Campbell, Jeff Hester, Jim Miller, Breanna Pitcher
- c. **Homeowners:** Bonnie Weathers, Lesley Burroughs, James Resor, Robert Soniat, Matt Hosburgh, Noemi Quillin

**2. Verification of Quorum (At least 3 Board Members):** Yes

**3. Call to Order:** 6:03 PM

**4. Owner's Forum**

- a. Robert Soniat requested that the Board hire their attorney to review the legality of having a Legal Reserve Fund.
- b. Robert Soniat requested a review of the Board's interpretation of the Stipulated Judgment & Decree regarding the river easement. He wants further information about the term "landscape" and whether this includes trees as owner responsibility.
- c. On that topic, Lesley Burroughs said that a tree fell into the river from the river easement on their property and they paid to have the tree removed.
- d. Jeff Hester asked for these items to be on the next agenda as a topic of discussion.

**5. BOD Meeting Minutes from 11/14/23:** Approved.

**6. Financial Report** (Treasurer: Robert Ricketts)

**a. Balance Sheet**

- i. Operating Fund: \$49,931.38
- ii. Legal Reserve Fund: \$49,412.54

**b. Budget vs. Actual YTD:** The Association is currently under budget for the fiscal year.

**i.**

**7. Architectural Report (Board Representative: Jeff Hester)**

**a. Out of Meeting (Email) Approvals:**

- i. On 11/12/23 via email, the BOD approved a new fence at 392 Harman Avenue.
- ii. On 11/15/23 via email, the BOD approved a permit extension request for the new home at 534 Alpine Drive until 12/31/23.
- iii. On 12/4/23 via email, the BOD approved a new fence at 534 Alpine Drive.
- iv. On 1/5/24 via email, the BOD approved a new fence at 401 Alpine Drive.

**8. Committee Updates**

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

- i. Julene Campbell: Warm Water Fish Project for Aspen Lake is underway.
- ii. Jeff Hester: Requested that the Board review the email he sent with the San Juan River Enhancement Project Proposal and respond with approval to post on website & to send a mailing & survey. We can also post the proposal in the mailbox kiosks.

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

- i. Gravel Update: Dave O’Keefe sent an email to the Board saying that he searched through Archuleta County BOCC meetings and found no reference to gravel pits being discussed.

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

- i. The committee has reached out to Visionary and they are just waiting on their response.

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

- i. Julene is representing the committee while Breanna is on leave. Julene would like to come up with a plan to send to members to see what priority we would like to develop the area next to Rainbow Lake: playground, shade structure, trees, etc. Joe Jordan has volunteered to help draw plans.

**9. New Business**

- a. **Pond Ice Skating:** The Board does not want to pursue taking responsibility for maintenance of the pond for ice skating at this time.

- b. Steve Wilkins' Budget Proposal:** Steve requested that the Board add rollover funds as a line item under "Income". The Board will consider this for the 2025 Budget.

**10. Old Business**

- a. Common Elements Maintenance:** On 12/20/23 via email, the BOD approved a quote from Chris Calfapietra for maintenance of POA easements, mailbox kiosks, pavilion, and dog waste bins.
- b. Steve Wilkins' STR Proposal:** Requiring two years of ownership before allowing short term rentals. **TABLED.**

**11. Violations & Delinquent Accounts Report (Executive Session)**

**12. Adjournment:** 6:56 PM