



Board of Directors' Meeting Minutes
March 12, 2024 @ 6:00 PM
via Zoom Only

1. Attendance

a. Manager: SunDee Jones

b. Board Members: Julene Campbell, Jeff Hester, Robert Ricketts

c. Owners: Dave O'Keefe, Bonnie Weathers, Lesley Burroughs, Hal Jaeke, Janet Hanks, Seth Grant, Manuel Zapata, Ron Seibel, Mary Ann Camacho, Carmen Pistillo, Robert Soniat, Steve Wilkins

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

3. Call to Order: 6:06 PM

4. Owner's Forum: No speakers.

5. BOD Meeting Minutes from 1/9/24: Approved.

6. Financial Report (Treasurer: Robert Ricketts)

a. Balance Sheet

i. Operating Fund: \$57,876.58

ii. Legal Reserve Fund: \$49,424.87

b. Budget vs. Actual YTD: The Association is under budget for the 2024 fiscal year.

7. Architectural Report (Board Representative: Jeff Hester)

a. Out of Meeting (Email) Approvals:

i. On 2/21/24 via email, the Board approved a fence at 12 Red Ryder Circle.

8. Committee Updates

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

i. On 1/23/24 via email, the Board approved a mailing and survey to be sent to homeowners with information about the streambank protection proposal. The mailing has not been sent yet. Jeff Hester said that he is waiting on some updated

information from Al Pfister to add to the mailing before sending it out.

- b. Gravel Pit Committee** (Committee Leader: Dave O’Keefe / Board Representative: Breanna Pitcher)
 - i.** No current updates.
 - c. Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
 - i.** No current updates.
 - d. Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
 - i.** No current updates.
- 9. New Business**
- a. River Easement Responsibility For Tree Removal:** The Board approved contacting the attorney who wrote the stipulated judgment to get clarification.
 - b. Need 3 Pre-Approved Garden Plans For Website:** This is required per Colorado SB23-178. Board approved contacting the Association’s attorney for more information about what we need to do to comply.
 - c. Lot Consolidation:** Association’s attorney said that this is technically a change to our plat, which requires majority approval. He suggested passing a resolution requiring that future consolidations will still pay two POA fees, as the POA will still view the lots as “separate” for income purposes and avoid the need to update the plat.
 - i.** The Board approved a follow up with our attorney regarding how the Association should handle lot consolidation and lot unconsolidation in the future.

10. Old Business

- a. Steve Wilkins’ STR Proposal:** Requiring two years of ownership before allowing short term rentals.
 - i.** The Board likes this idea, but may want to wait to see how the county handles the issue of regulating the amount of STRs. The governing documents will need to be consulted to see if they have the power to impose a requirement such as this. The Board approved adding this to our list of tasks for the attorney.
- b. Other Business**
 - i.** The Board will also consult our attorney about the legal reserve fund and the Board’s power to hold these funds in a separate reserve account for future legal needs.
 - ii.** Julene likes the idea of adding better audiovisual equipment in the meeting room to allow for more integrated hybrid meetings. This topic will be added to the next agenda.

11. Violations & Delinquent Accounts Report (Executive Session)

12. Adjournment: 6:57 PM