



**Board of Directors' Meeting Minutes**  
**August 13th, 2024 @ 5:30 PM**  
**In Person @ Metro Meeting Room & Via Zoom**

**1. Attendance**

**a. In Person**

- i. Manager:** SunDee Jones
- ii. Board of Directors:** Jim Miller, Julene Campbell, Jeff Hester
- iii. Owners:** Jan Wittwer
- iv. Guests:** Al Pfister (WEP)

**b. Via Zoom (joined at 6:00 PM)**

- i. Board of Directors:** Robert Ricketts, Breanna Pitcher
- ii. Owners:** Debbie O'Keefe, Bonnie Weathers, Kevin Dickerson, Margaret Whitehead, Joe Jordan, Carrie Wienckowski

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

**3. Call to Order:** 5:40 PM (Meeting started in person and moved to hybrid at 6:00 PM because the internet was down).

**4. Owner's Forum:** No speakers.

**5. BOD Meeting Minutes from 7/23/24:** Approved (Jeff, Jim, All).

**6. Financial Report** (Treasurer: Robert Ricketts): Approved (Jeff, Jim, All).

**a. Balance Sheet**

- i. Current Balance:** \$96,781.25

**b. Budget vs. Actual**

- i. 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 July 28, 2024, The BOD approved a permit extension for 9 Heidi Court until 12/15/24. Some erosion issues need to be addressed with this property before snowfall.**

**b. Jeff proposed that erosion control guidelines be added to the architectural process.**

## 8. Committee Updates

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

- i. Al Pfister & Jeff Hester discussed a new grant (Bureau of Reclamation funding) that could allow the River Improvements Project to occur without any cost to the Association.
- ii. Jeff made a motion to move forward with the River Improvements Project Proposal and have the Upper San Juan Watershed Enhancement Partnership (WEP) include this project in their submission to the Southwest Water Conservation District for Bureau of Reclamation Funding. Jim seconded, all were in favor.
- iii. The River Improvements Project is a conceptual design only. The proposal, as submitted to WEP, no longer includes a public boating access. The Association is making no financial commitments at this time towards this project.

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

- i. This committee will be tabled and removed from future BOD meeting agendas unless the committee needs to be reactivated again.

### c. **Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher): No updates.

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

- i. Shade Structures at Rainbow Pond & Playground at Aspen Pond
  1. Metro is okay with the shade structures & playground location (as long as there are liability controls in place).
  2. Julene is working on bids for the shade structure and Breanna is working on bids for the playground equipment.
- ii. The entrance sign landscaping will happen this summer. Jeff Hester & Roberta Tolan will do the planting.

## 9. New Business

### a. **Dumpsters & Bear Issue**

- i. Bears have been roaming the neighborhood and have been attracted to dumpsters containing household trash.
- ii. Julene made a motion to ban any permanent dumpsters in the neighborhood, besides the Metro’s dumpster. Construction dumpsters for temporary projects and home builds will still be

allowed, with approval. Any homes with dumpsters for their household trash will have 30 days to acquire bins instead. Jeff seconded the motion, all were in favor.

**b. Weed Maintenance - Entrance Signs & Mailboxes**

- i. The entrance signs and mailbox kiosks need some trimming done around the structures.

**10. Old Business**

**a. Adding Audiovisual Equipment To Meeting Room**

- i. Jim & Robert are still working on finding the right equipment and acquiring bids.

**11. Executive Session (Violations & Delinquent Accounts):** The Board moved into executive session at 6:57 PM.

**12. Adjournment:** 7:10 PM