



**Board of Directors' Meeting Minutes**  
**September 10, 2024 @ 5:00 PM**  
**In Person @ Metro Meeting Room & Via Zoom**

1. **Attendance**
  - a. **In Person**
    - i. **Manager:** SunDee Jones
    - ii. **Board of Directors:** Julene Campbell, Jeff Hester
    - iii. **Owners:** Tom Muller, Hal Jaeke
  - b. **Via Zoom**
    - i. **Board of Directors:** Robert Ricketts, Jim Miller, Breanna Pitcher
    - ii. **Owners:** Kevin Dickerson, Steve Byler, Ragan Thompson
2. **Verification of Quorum (At least 3 Board Members):** Yes
3. **Call to Order:** 5:06 PM
4. **Owner's Forum:** No Speakers
5. **BOD Meeting Minutes from 8/13/24:** Approved (Jeff, Julene, All)
6. **Financial Report (Treasurer: Robert Ricketts):** Approved (Jeff, Julene, All)
  - a. **Balance Sheet**
    - i. We have a total of \$46,166.86 in the operating fund and \$49,449.65 in the legal reserve fund.
  - b. **Budget vs. Actual**
    - i. We are under budget for the 2024 Fiscal Year.
7. **Architectural Report (Board Representative: Jeff Hester)**
  - a. **Adding Erosion Guidelines to Architectural Process**
    - i. Jeff suggested that we do more research to see if there are any county requirements. He suggested that we could require a drainage plan and require that all sediment be kept on the property during a home build.
    - ii. Breanna suggested that builders coordinate with the Metro when they have planned heavy road use (gravel trucks, etc.) to avoid any damage to the roadway after it has been mitigated for dust.
  - b. **Out of Meeting (Email) Approvals:**
    - i. On 9/5/24, the Board approved a greenhouse at 232 Alpine Drive.

## **8. Committee Updates**

- a. River & Pond Improvements Committee** (Committee Leader: Dave O’Keefe / Board Representative: Jeff Hester)
  - i. No updates.
- b. Fiber Committee** (Committee Leader: Matt Hosburgh / Board Representative: Breanna Pitcher)
  - i. No updates.
- c. Capital Improvements Committee** (Committee Leader: Hannah Yankelevich / Board Representative: Julene Campbell)
  - i. Julene has acquired bids for the proposed shade structures at Rainbow Pond. She is looking for bids for installation. Once she has all of the numbers for the shade structures and the proposed playground at Aspen Pond, a survey can be sent to owners to see which project they’d like to see happen first.
  - ii. The Bridge Drive Easement bridge has been installed and we still need to add a fence along the easement.

## **9. New Business**

- a. Fencing Repairs**
  - i. Jeff is reaching out to fencing companies to get a quote for inspection and repairs.
- b. Bears & Trash Bins: Consideration to Require Enclosures**
  - i. We need to define what “bear-proof” means, as some bins advertised as “bear-proof” are still getting broken into. Julene suggested that homes without garages could use enclosures to keep bears out of their bins. The Board will research and approve three different structures that owners could buy or build to keep their bins in.

## **10. Old Business**

- a. Adding Audiovisual Equipment To Meeting Room**
  - i. Robert is working on getting a quote.
- b. Metro Response to Road Paving**
  - i. The Metro reached out to Davis Engineering for a quote for an assessment. They aren’t moving forward with the assessment at this time. Jeff will continue to monitor any movement from the Metro Board on this topic.
- c. Entrance Sign Gardens**
  - i. Jeff said that he is in progress with some community volunteers to re-plant the entrance sign gardens.

**11. Executive Session (Violations & Delinquent Accounts): 5:56 PM**

**12. Adjournment: 6:17 PM**