



Board of Directors Meeting
Thursday, April 27, 2023; 6:00 p.m.
Google Hangouts Meet: Sign-Up Online (Website)

- **Call to Order at 6:01PM All members present including: John Eckhardt, Brandon Culter, Anna Navarro, Jarvie Worcester, Dave Kremer, and Martin Lear. Additionally, Stan Jexierski, the association's attorney and Vincent Gennarelli the association's manager were present.**
- **Agenda Changes/Additions -**
 - **Fence conversation, Policy, Update, and Vote has been moved to here:**
 - The board of directors gave a brief summarization of the proposed policy. After some discussion, the board decides to narrow down material options for firewise fencing. The policy maintains the old wooden fence policy and incorporates more firewise fencing options.
 - President John Eckhardt moved to amend the current fence policy, the board voted, and unanimously voted to pass the amendment.
- **Open Forum**
 - Homeowner commented on Fence decision and gives their appreciation
 - Another homeowner commented on Fence decision and gives their appreciation
 - Homeowner comments on a recent theft in the community
 - Homeowner asks clarification question regarding Firewise fencing and the city
 - Homeowner asks ACC update question
 - Darius requested that the manager follow up with a specific home regarding a trash waiver.
- **Homeowner Correspondence - Time Sensitive/Board Input Needed - No Agenda Items**
- **Fences - Policy Recommendation & Vote**
 - Moved to top of the agenda
- **Marshall Fire**
 - Rebuild Statuses & Updates on For Sales
 - The manager linked the status sheet to this agenda for the Board to review. Additionally, there was commentary on where the Community was at with rebuilding vs selling homes.
 - The board requested that the Manager follow up with homeowners
- **Consent Agenda**
 - Meeting Minutes from 04.06.2023 Jarvie motioned to approve, but later withdrew. The board has requested that the minutes become more detailed prior to approval. These have been pushed to the next meeting for approval.
 - March 2023 Financials - The provided financials by the management company had variances. The manager provided a summarization of the corrected financials, however these could not be approved and have been pushed to the next meeting for approval.
 - The board again emphasized that they wanted detailed notes.
- **Managers' Report**
 - Management Summary and Report - there was a document linked here. The board felt that the information lacked detail and requested further detail not only be presented but also uploaded into the google drive.

- Darius requests that the manager log and track problems initiated, in progress, and resolved through email and call log.
- **ACC Committee**
 - ACC Review and Recommendation
 - General Application Statuses/Summary Report - There was an ACC review update linked here showing the ACC promptly reviewing ACC applications.
 - The board requested that the manager add roll call to this
 - The board requested that the manager also add in average approval days.
- **Old Business**
 - Waste Connections Contract and Updates - The board reviewed and discussed the revised Waste Connections bid. They felt that there was ambiguous language conflicting with terms of the contract. They requested that the manager review and verify.
- **New Business**
 - Website Updates
 - The board requested that the manager update the website with all recent meeting minutes and management information.
 - Manager received approval to draft a new website in draft mode for the board to review.
 - Policy Discussion on Need for missing Policies
 - Violation Fining and Notice Policy
 - Collection Policy
 - Rules and Regulations
 - The board declined the initial proposal given by the manager stating they felt that they had everything they needed already. The manager stated that he would have the former manager connect with them as she had additional clarification ability that he did not.
 - Fence Committee Access - the board discussed whether or not the fence committee still needed all of their access to Google drive, the email, etc. - Brandon motioned to remove access, Martin seconded the motion. 6 board members in favor, 1 board member had left the meeting by this time.
- **Adjournment to Executive Session**

In executive session the board may discuss:

- (1) matters pertaining to employment or management
- (2) consultation with legal counsel
- (3) investigation of criminal misconduct
- (4) matters legally protected from public disclosure
- (5) matters which would violate individual privacy if disclosed
- (6) discussion of communication with legal counsel