



Board of Directors Meeting
February 29, 2024; 6:00 p.m.
Google Hangouts Meet: Sign-Up Online (Website)

Date | time 2/29/2024 6:03 PM | *Meeting called to order by* Board of Directors

In Attendance

Brandon Culter, Darius Baer, Jarvie Worcester, John Eckhardt, Rachel Stanton, Jason Abair and Martin Lear were present representing the Board. Phyllis McPherson and Patrick Woytek were present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant was present. The meeting was held via Google Meet. There were homeowners in attendance.

Agenda Changes/Additions

The Agenda had these changes: One item to move is election of officers to be moved to end of meeting.

Owner Forum

There were 7 homeowners present. Topics of Discussion: ACC request that has been a struggle to get through, Appeal of ACC request.

Homeowner Correspondence – Board input needed

- A. 1540 Pitkin – Appeal of the ACC decision – Discussion was held. Decision will be made during the Executive Session.
 - B. 853 Maroon Peak Circle – Short term rental application – Discussion held in Executive Session.
 - C. 3341 West Torreys Peak – short term rental application – Discussion held in Executive Session.
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Marshall Fire

- A. Rebuild Status Report – was reviewed. The Committee is working hard on these applications that come in to get them moving forward. 96 addresses on list, 5 with partial damage, 23 homes did not start their rebuild yet.
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Consent Agenda

- A. Meeting Minutes –12/12/23 meeting minutes were reviewed. Jarvie Worcester motioned to approve the minutes, Brandon Culter seconded, and motion carried. Jason Abair abstained.
 - B. Financials – the December and January financial reports were reviewed. Brandon Culter motioned to approve the financials, Jarvie Worcester seconded and motion carried. Rachel Stanton abstained.
 - C. Audit Proposal – audit proposal was presented. Jarvie Worcester motioned to approve the audit proposal, Rachel Stanton seconded, and motion carried.
 - D. Contract for Events Movie – the redline contract was reviewed and Martin Lear motioned to approve subject to the modifications initiated by the association’s attorney being accepted by the contractor. Jason Abair seconded, and motion carried. Darius Baer abstained from voting.
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Managers Report

- A. Management Summary was presented to the Board. Yearly dues statements went out. Working with owners that did not access the portal and now want to pay dues through the portal. A few homes who's trash services were suspended due to the Marshall Fire have had trash reinstated and we have adjusted those accounts for the trash service.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what we have focused on. Paint letters will go out all at once in March.
- C. Change from Smartweb to Vantaca – Board approved via email to move forward on this. Moving applications from Smartweb to Vantaca is being done. A few hundred are completed.
- D. Mobile version of the website – will meet with John Eckhardt separately to work on that.
- E. Draft of Annual meeting minutes was for review. Any changes will be completed.
- F. Board Education – set a date for Board education with the two new Board members. March 5 date is confirmed. 5150 will send out the invite.

ACC Committee

- A. ACC Review and status update – this was reviewed.
- B. Committee Membership – discussion ensued about trying to get new members to the ACC. The Committee is down to 3 members. Looking for new members. Discussion regarding structural changes to the Committee was undertaken.

Old Business

- A. Town Fence policy – this was reviewed. The town turned over maintenance of the fences they have maintained, excluding those fences that back up to Town property and are not on any homeowner's property. Any fence that backs up to homeowners' yards is owned by the homeowner and the Town will no longer maintain the outside of the fence. Both sides of the fence will now be the homeowner's responsibility. The Town has sent letters to each of those owners in January. Options on the fence maintenance will be discussed with legal counsel. This option is tabled for now until Legal and Management can review legal options.

New Business

- A. 2024 Inspection Strategy – discussion was held on this. Discussion regarding email blasts at what we are looking for before we do the inspections. Board will review proposed communication before we send it out.
- B. Signature card – we need new signers as Anna iNavarro's term has expired. The new signature blank card will be sent to John Eckhardt and Rachel Stanton to sign as officers of the Board.
- C. Invoice Approval – We need a Board member to go in and approve invoices weekly so vendors can get paid. This allows the Board to know what is being paid. Rachel Stanton is the new treasurer, and she will go in weekly to approve invoices.
- D. Event calendar – the event calendar was presented to the Board.
- E. Modify Event Budget – the Event Company would like to update the amount for the events, as the dollar amount in the budget has not increased in the last few years, but fees have gone up. The proposals will be reviewed as they come in.
- F. Fence Color policy – discussion regarding the fences that are not yet painted to the correct color was undertaken. This will be done under inspections.
- G. Short term rental enforcement – discussion regarding those short-term rental units that did not apply and what to do about enforcement. 5150 will check with the main short-term avenues to check who is advertising as a short-term rental and did not get prior approval to do so.
- H. Election of Board Officers
President – Jarvie Worcester motioned to keep John Eckhardt as President, Brandon Culter seconded, motion carried. John Eckhardt abstained from vote.
Vice President – Martin Lear nominated Brandon Culter for Vice President, Jarvie Worcester seconded, motion carried. Brandon Culter abstained.

Treasurer – Rachel Stanton volunteered, Brandon Culter motioned to nominate Rachel Stanton as treasurer, Jarvie Worcester seconded, motion carried. Rachel Stanton abstained.

Adjournment

There being no further business, the meeting was adjourned at 8:08 pm to go into Executive Session. Next Meeting will be March 28, 2024 at 6:00 pm via Google Meet.

Executive Session

Executive session began at 8:10 pm. During the 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.

Collection Account was reviewed. ACC duty and more education required. Short term rental applications were discussed. One application was approved unanimously. One other application was reviewed and denied unanimously. An ACC appeal was discussed and approved with one abstention. Painting appeal was discussed. Executive session adjourned at 8:50 pm.

I think the BOD and the HOA needs documentation of decisions made in executive session, so am offering the following amendment for consideration:

1. A collection matter for acct # _____ was reviewed. A motion was made and seconded to follow the recommendation proposed by the Association's attorney. Motion carried unanimously.
2. 1540 Pitkin ACC Appeal. A motion was made and seconded to approve the homeowners appeal as proposed. Motion carried with one abstention.
3. 853 Maroon Peak Circle STR Application. A motion was made and seconded to approve the homeowners application as presented. Motion carried unanimously.
4. 3341 West Torreys Peak Circle STR Application. A motion was made and seconded to deny the homeowners application as presented. Motion carried unanimously.