



Board of Directors Meeting

April 25, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

Date | time 5/2/2024 6:04 PM | Meeting called to order by Board of Directors

In Attendance

Jason Abair, Darius Baer, Jarvie Worcester, John Eckhardt, Rachel Stanton, and Martin Lear were present representing the Board. Brandon Culter was unable to attend. 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 9 homeowners in attendance.

Agenda Changes/Additions

The Agenda had no changes.

Owner Forum

There were 9 homeowners present. Topics of Discussion: Painting item, meeting notices.

Homeowner Correspondence – Board input needed

- A. Hearing on 1945 Eldorado Circle – inspection appeal for painted brick. Decision was held in Executive Session.
- B. 2268 Appeal – Discussion regarding this appeal to paint their brick was undertaken. Decision was held in Executive Session.

Marshall Fire

- A. Rebuild Status Report – was reviewed. The Committee continues to give priority to ACC applications for rebuild projects. 96 addresses on list, 5 with partial damage, 23 homes did not start their rebuild yet.

Consent Agenda

- A. Meeting Minutes – 4/4/24 meeting minutes were reviewed. Darius Baer motioned to approve the minutes, Jason Abair seconded, and motion carried.
- B. Financials – the March financials were approved at the last meeting. No new financials to review or approve.

Managers Report

- A. Management Summary was presented to the Board.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what we have focused on. Paint letters have been sent. The inspection report are only the open ones. A separate report of closed inspections was included for review.
- C. Change from Smartweb to Vantaca- Only one more section remains to be moved over. We are 90% completed.

ACC Committee

- A. ACC Review and status update – this was reviewed.
- B. Committee Membership – We really need new members, and we are hoping the Board can recruit new members. Jarvie Worcester had discussion with some Architect people to see if we could get volunteers to be on the Committee. Jarvie will do a follow up call with these potential new members and the management team. They could sit in on a ACC meeting and show them how it works.
- C. Janet Resignation – her last meeting will be end of May’s meeting.
- D. Potential new member – Michelle Horton has volunteered to be on the committee.

Old Business

- A. Town Fence policy – this was reviewed. Legal Counsel reviewed the documents.
 - 1. Draft of letter to town – Legal Counsel reviewed the letter. Some changes to the letter was discussed and legal counsel will adjust the letter.
 - 2. Town Fence Research - Legal Counsel reviewed the information.

New Business

- A. Tax/Audit Report – Audit was presented, and it is a clean audit.
- B. Taxes need signature – the 2023 taxes were completed and need Board signature.
- C. ACC Correspondence – Memo to the Board regarding items the ACC would like clarification on was discussed. The Xeriscape policy was discussed and how artificial turf is identified.

Adjournment

There being no further business, the meeting was adjourned at 7:35 pm to go into Executive Session. Next Meeting will be May 30, 2024 at 6:00 pm via Google Meet.

Executive Session

Executive session began at 7:36 pm. During 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.

Town fence issue – Legal counsel will do some additional research as to original Metro District and if taxes/fees were used for the town fence.

Two Appeals were reviewed. One appeal for painting brick was denied due to not conforming with policy. Rachel Stanton motioned and Martin Lear seconded the motion to deny, motion carried. Darius Baer abstained. Another appeal was reviewed and due to previous ACC application approval was not as clear and the Board had reviewed this previously. They will allow the past decision to stand, but letter will be sent out to owner clarifying that future painting it must comply with the policies at that time. John Eckhardt motioned to hold prior decision by prior board to allow for this paint scheme at this time until such time it must be repainted, Darius Baer seconded, motion carried with Jason Abair abstained.

Collection Account Report was reviewed. Jason Abair motioned to send the one account, 527827204, to collections with legal counsel, Martin Lear seconded, motion carried unanimously.

Executive session adjourned at 8:18 pm.