



Board of Directors Meeting

June 6, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

Date | time 6/6/2024 6:08 PM | Meeting called to order by Board of Directors

In Attendance

Darius Baer, Brandon Culter, John Eckhardt, and Rachel Stanton were present representing the Board. Patrick Woytek was present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant, was present. The meeting was held via Google Meet. There were 11 homeowners in attendance.

Agenda Changes/Additions

The agenda had no changes.

Owner Forum

There were 11 homeowners present. Topics of Discussion:

- Support of proposed policy to allow for brick painting.
- New homeowner interested in HOA communication

Homeowner Correspondence – Board input needed

- Hearing 1500 – homeowner present discussed their appeal of the ACC denial for painting to request to paint their brick. Also wanted to appeal the denial of their paint scheme due to the LRV.
- Hearing 1220 – homeowner didn't show to the meeting.
- Hearing for flagpole – homeowner didn't show to the meeting.

Marshall Fire

- Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects.

Consent Agenda

- Meeting Minutes –5/2/24 meeting minutes were reviewed. Rachel Stanton motioned to approve the minutes, seconded by John Eckhardt, Brandon Culter abstained, and motion carried.
- Financials – the April financials were reviewed. The financial summary was presented by 5150. Brandon Culter motioned to approve, second by Darius Baer, motion carried unanimously.

Managers Report

- Management Summary was presented to the Board.
- Inspection Report was presented to the Board. Shanna Massier discussed what the focus of each inspection is.. Two reports are provided to the board for review. One report includes only open items, the second report contains closed items.
- Change from Smartweb to Vantaca- Only one more section remains to be moved over. We are 95% completed.

- D. Dashboard statistics were given to the Board.

ACC Committee

- A. ACC Review and status update – Provided by Patrick Woytek.
- B. Committee Membership – Shanna Massier met with 3 potential new ACC members. Michelle Horton also expressed interest in being on the Committee but wasn't in attendance at the meeting.
- C. Garage Door Policy Update – Brandon Culter presented a policy update to the Board. The Board asked for the ACC and legal to review the policy before the next meeting to provide input.
- D. ACC Consultant Agreement – In lieu of the consideration of appointing non-owners to the ACC, legal counsel drafted a Volunteer Agreement for the Board's consideration. The board asked that a 30 days' notice clause and autorenewal be added to the agreement. John Eckhardt motion to approve the agreement with the two amendments included, second by Darius Baer, motion carried unanimously.

John Eckhardt made a motion to appoint the three architectural firm volunteers to the ACC immediately. Darius Baer seconded. Motion carried unanimously.

- E. Paint Brick based on color schemes – Several homeowners present at this meeting spoke in support of amending this policy. Brandon Culter presented an update to the Exterior Finishes guidelines to allow for painting brick with the approval of the ACC. The Board has asked the ACC committee and legal to look over the proposed changes to the policy.

Old Business

- A. Town Fence policy – this was moved to executive session per the Board.

New Business

- A. Town Waste Services Correspondence – The email and letter that the TASP sent to the Board was discussed. The Board has asked management to follow up and ask more clarifying questions of the purpose.

Adjournment

There being no further business, the meeting was adjourned at 8:04pm to go into Executive Session. Next Meeting will be, June 27, 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.

Town fence issue – The board of directors reviewed correspondence prepared by legal counsel. After thorough discussion, a motion was made to finalize and forward the correspondence to the Town of superior. Darius Baer motion, Rachel Standon seconded. Motion carried unanimously.

Homeowner appeals

Account #527826549 – The board of directors voted to uphold the decisions of the ACC. John Eckhardt motion, Darius Baer seconded. Motion carried unanimously.

Account #527826626 – The board of directors voted to uphold the Covenants as they relate to this landscape violation. Brandon Culter motion, Darius Baer seconded. Motion carried unanimously.

Account #527826124 - The board of directors voted to uphold the flag and sign policy. Rachel Stanton motion, Darius Baer seconded. Motion carried unanimously.

Collection Account Report

Account #52782584 – The board of directors voted to initiate collection as recommended by legal counsel. John Eckhardt motion, Darius Baer seconded. Motion carried unanimously.

Account #527826351 – The board of directors voted to initiate collection on this account as recommended by legal counsel. Brandon Culter motion, Darius Baer seconded. Motion carried unanimously.

Committee Membership

The Board of Directors discussed the ACC and after discussion voted to remove one member from the Committee. Brandon Culter motion, John Eckhardt seconded. Motion carried unanimously.

Executive session adjourned at 8:18 pm.