



Board of Directors Meeting

Thursday, October 26, 2023; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

- I. **Call to Order at 6:03 PM.**
 - A. Members present included John Eckhardt, Anna Navarro, Brandon Culter, Martin Lear, and Darius Baer, Dave Kremer, along with the Association's attorney, Stan Jeziarski. RowCal did not attend the meeting.
- II. **Agenda Changes/Additions**
 - A. There were no additions or changes to the agenda.
- III. **Open Forum**
 - A. Homeowner Shane Moser discussed his appeal of the denial by the ACC to build his home with a footprint larger than 25% of the previous home..
 - B. Homeowner Kaz Jaszczak wanted to know if his application to the ACC regarding the elevation of the home had been approved. After checking SmartWebs, John Eckhardt advised that the application had been approved and a written notification would be issued next week.
 - C. Rachel Stanton introduced herself as a candidate for the Board.
- IV. **Homeowner Correspondence - Time Sensitive/Board Input Needed**
 - A. Since RowCal did not attend the meeting, time sensitive/Board input issues were not available..
- V. **Marshall Fire**
 - A. Rebuild Statuses & Rebuild/For Sale Data - Since RowCal did not attend the meeting this data was not available.
- VI. **Consent Agenda**
 - A. Since RowCal did not attend the meeting minutes and financial reports were not available.
- VII. **Managers' Report**
 - A. Management Summary and Report - Since RowCal did not attend the meeting the manager's report was not available..
- VIII. **ACC Committee**
 - A. ACC Review, Application Status Updates, and Summary Report - Since RowCal did not attend the meeting an ACC committee report was not available. No members of the ACC committee attended the meeting..
- IX. **Old Business**
 - A. Xeriscaping Policy Update - The status of the policy was discussed including that the policy had been approved with one change. Brandon stated the change had been incorporated and the policy was complete and awaiting signature.
 - B. Draft budget needs to be finalized.
- X. **New Business**
 - A. RowCal Management
 1. RowCal has not been doing the activities per the contract and advised the Board that they would only pay bills and would terminate the contract in February 2024.
 2. Board directed the attorney to contact RowCal to obtain all documents and financials and coordinate with new management and terminate the contract per notification given at the September meeting and by certified letter.
 - B. New Management
 1. The Board interviewed 5150 Community Management and Boom Properties. The Board also considered self-management. .
 2. The Board hired 5150 Community Management as the new property manager. Phyllis McPherson will be the new Community Manager.

3. The Board also hired Shanna Massier as a consultant to assist in the new management evaluation process, transition to new management, and to perform community inspections.
4. Annual meeting - Since the HOA is transitioning to new management, it was decided that the Annual Meeting will be held in January 2024. Stan Jezierski advised that there were no requirements in the governing documents requiring that the annual meeting be held in November.
5. All Board members will remain in place until the election is held at the Annual Meeting.

C. *The Meeting adjourned at 6:47PM*

XI. 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