

Board meeting minutes of: Sept 15 2018

Held at: Stillwater Grill, Soda Springs Ranch

Attendance:

Board Member	Present ?	Board Member	Present ?	Total Mbrs
Jack Stout	X	Paul Kaplan	X	10
Jim Adams-Berger	X	Chris Marshall	X	
Dana Mitchell	X	David Tinkler	X	
Tony Burdin	X	Stephen O'Brien	X	
Katherine Gates	X	Gary Windsor	X	

HOA management in attendance: JC Cavalera, Sheila Brown

Committee Members in attendance: Mike Shanks (Finance)

Guest(s):

1. **Call to order:** Mr. Adams-Berger called the meeting to order at 8:13 am.
2. **Approval of minutes:** Moved by Tinkler, 2nd by Kaplan. Motion passes. Minutes were signed by board members.
4. **External Comments from Guests:** No owners/guests requested to be on the agenda for this month
3. **Reports:**
 - A. **HOA Management:**
 - a. See HOA Management report update. Lots of progress on tract repairs
 - B. **Financials/Insurance:**
 - a. We are trending close to budget the first couple months into the fiscal year. See financials for details.
 - C. **Executive:**
 - a. Board members from the previous meeting filled in for the outgoing tract reps. Those members will need to be voted in for subsequent terms. This will be done at the annual meeting.
 - b. Discussion of Treasurer responsibility moving to Katherine Gates. Mike Shanks will continue on the finance committee and assist where necessary.
 - D. **Athletic Club:**
 - a. We are still trying to get someone to come fix the weight machine. Will need someone from Denver to do this and getting help to drive up is difficult.
 - b. We will try to get one more year out of the pool liner - power washing in the spring.
 - c. Cameras have been ordered (and forgotten on the front range!) to be installed in the athletic club to ensure we are able to monitor any problems.
 - E. **Master Water Association:**
 - a. Discussion of 'blue' in the water - is a result of the reaction to copper pipes when not used frequently. Water quality is high.
 - b. Still hoping to maintain rates without increases.
 - F. **Architectural:**
 - a. Meadowview C1 renovations is mostly inside work; replacement of the garden window
 - b. Discussion about county's awareness of changes and impact to property values - especially those units which have been 'bumped out' and added square footage.
 - G. **Rules and Regulations:**
 - a. No updates.

4. **Old business:**

- A. Brief discussion on recently published R&R studies. The board received their tract reports just prior to the meeting. Ongoing discussions will be had. Board members are encouraged to review and be prepared to speak to these.

5. **New business:** The following new business items were addressed.

- Parcel boxes: This was a previous discussion item that was tabled by the board on 3/18, but brought up again. Lots of discussion on challenges with only 4 parcel boxes and the increasing number of full time residents. Adams-Berger moved to purchase boxes online at a cost of \$600 to be installed by Windsor. 2nd by O'Brien. Motion passes. (Note: after the meeting, it was determined the \$600 boxes were no longer available, so the board approved up to \$1200 for a different version). **Action item: Gary Windsor to order and install new boxes.**
- Discussion by the board on location of 2nd recycle bin - with suggestion to move the summer overflow to the main recycle area. JC and Windsor will evaluate the viability.
- Board reviewed asphalt bids for several units. Some far exceeded the R&R for those tracts. However, Meadows and Meadowview were within budget. Tinkler moved to allow those tracts to be contracted out, splitting the \$2500 cost to move in the equipment. 2nd by Mitchell. Motion passes.

6. **Adjournment:** The meeting was adjourned at 9:10 am. Moved by Burdin, Second by O'Brien.

7. **Future items:**

- Discussion of dryer vents
- Discussion of R&R limited common elements and reports

Action items:

See standing action items list

9. **Attachments:**


- Agenda
- Financial Summary
- Management report

10. **Next Meeting: November 17, 2018**

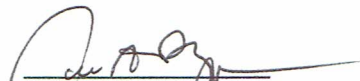
Submitted by,
Chris Marshall, Secretary

Approved by Board members: 11/17/18

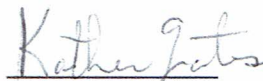
Date




Jack Stout



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Dana Mitchell



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Gary Windsor