

TELLS MEADOW HOA EXECUTIVE BOARD MEETING

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EXECUTIVE BOARD MEETING MINUTES

Thursday, December 15, 2022 at 6:00 p.m.

Via Zoom

- I. **Call to Order** Integrated Mountain Management (IMM) representative, Sam Engen, called the meeting to order at 6:00 pm.
- II. **Establishment of Quorum** A quorum was present with all board members present either in person or by proxy. The board members were Tyler Brown, Joseph Dolan, Scott Commons, Chris (Donald) Jackson and one open seat. Also present as IMM representatives was Bob Johnson and Haley Markward.
- III. **Homeowners Open Forum** No business brought forward as no owners were present.
- IV. **Approval of Prior Meeting Minutes** The prior meeting minutes from 5/7/22 were reviewed and Tyler motioned to approve them as presented. Scott seconded and the motion passed unanimously.
- V. **Financial Review** Sam reviewed the financial statement as of 9/30/22 and reported a balance of \$49,853 in the Operating account and \$84,133 in the Reserve account. She the reviewed the Budget Comparison and reported that Legal is over budget due to the Amended and Restated process with the governing documents. Compared to budget, we are income over expense by \$5,442, year to date.
- VI. **Discussion and Action**
 - a. **Review Landscaping Bids for 2023** After reviewing, the board wants to continue working with Till It Up which is the current landscaper.
 - b. **Review and Approve Budget for 2023** Sam reviewed the 2023 budget with the board and reiterated that the current governing documents cap assessment increases to 5% of the current assessment. IMM recommended the board keep in mind the Reserve Analysis and the capital projects that will need to be addressed soon. With \$11,871 going into the Reserve account in 2023, it is recommended that the board continue to explore ways to increase the Reserve funds aside from assessments. **Motion:** Tyler moved to approve the 2023 budget as presented, seconded by Joseph. The motion passed unanimously.
 - c. **Review and Approve HB 1137 Policies – Collection, Enforcement, and Conduct of Meetings** Sam reviewed the new legislative changes to these 3 policies. The board decided the monthly late fee shall be \$20 within the Collection policy and the fine schedule within the Enforcement policy shall be \$250 fine after the first 30-day notice and another \$250 fine after the second 30-day notice for the same unresolved issue. **Motion:** Tyler moved to approve these changes to the policies, seconded by Joseph. The motion passed unanimously.
 - d. **Discuss and Prioritize 2023 Projects** The following projects have been discussed and prioritized: finishing exterior painting and front porch repairs.
 - e. **Results from A&R Vote and Next Steps in Process** We received 15 votes including one 'no' vote for the Amended and Restated documents. In order for the documents to be approved, we must receive 45 'yes' votes.

IMM recommends holding another Special Member Meeting to get feedback from the membership, inform the membership and encourage members to vote. If we do not get enough votes the second time around then we can use the court process to get the documents approved.

- VII. Additional Business** IMM has ordered the mailboxes and once they arrive, Chris volunteered to install them.
- VIII. Executive Session (if needed)** No Executive Session needed.
- IX. Adjournment** at 6:37 pm.