



BOARD MEETING

RANCH AT COULTER CREEK HOMEOWNERS ASSOCIATION

HELD ON TUESDAY, DECEMBER 3, 2024, AT 5:00 PM

MEETING MINUTES

1. **Call to Order** The meeting was called to order at 5:03 p.m by Katarina Bohlin.
 2. **Verification of a Quorum** A quorum was verified with the following Board Members present Robbie Levin, Harry Peisach, Tom Rice, Evan Schreiber and Tim Pestotnik. Also present was Katarina Bohlin of IMM.
 3. Discussion and Action Items
 - a. **Budget Discussion and Approval** Robbie reviewed that there will not be an assessment increase, just a few increases on Budget line items. Tim Motioned to Approve the 2025 Proposed Budget, seconded by Harry. All were in Favor.
 - b. **Approval to sign Policies pursuant to HB24-1233** Harry Motioned to approve the policies, seconded by Tim. All were in Favor. Robbie will sign the policies and send them to IMM.
 - c. **Water System Update** Joe is working on finding out a timeline for the state. There will be a possible probation period for a year, then testing 4 homes/sites for the water systems. Robbie reviewed that he has received all reports, besides two. Only one owner went over their allocations this year, due to an underground leak. The annual usage allowed is 11 mill gallons. Only 6 mill gallons were used for the year.
 4. **Homeowners Open Forum**
 - There have been reported dog concerns recently. Robbie mentioned that it is difficult to send violations for dogs off leashes due to Colorado law. The maximum fine is \$500, which is a one-time fine. Robbie will reach out to the owner first to try and resolve the issue before pursuing further.
 - Tom mentioned that cracks in the road are in poor condition. They got a quote for around 30k. Roads will be added to future agenda. No action taken.
 - ADU discussion on revising CC&Rs. Robbie will confirm if they can change the ADU, so that they can be used for dwelling in living units with a 30-day rental minimum.
 5. **Executive Session** At 5:55 p.m, motion to enter Executive Session was made by Tim, seconded by Harry, and carried unanimously. Open Session resumed at 6:06p.m.
 6. **Adjourn** With no further business, the Board Meeting adjourned at 6:07p.m.
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Executed by Integrated Mountain Management on behalf of the Ranch at Coulter Creek Board of Directors. Please note that under the Colorado Common Interest Ownership Act (CCIOA) all Board meetings are open to owners for attendance.



BOARD MEETING

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