



## December 9, 2024 Meeting Minutes

### A. Call to order

Roll Call: Office: Bill Neveu, Chip Gerber, Marcy Kneiper, Andrew Yeager

Phone: Anne Pirzadeh, Lee Gaglione, and Mitch Hoffman

### B. Homeowner Comments

- i. Christie Barnes (SCD): ice on the road between playground and Linda Vidal's house
  1. Gus will sand this area
- ii. Megan Miller: bench at storage area needs repair
  1. Playground netting needs to be removed
    - a. Add to Gus' schedule
- iii. Mary Dzybek: when will the budget be approved.

### C. Approval of last meeting's minutes

- a. Motion to approve – Bill/Andrew
  - i. Approval: Unanimous

### D. Financials: Mitch

- a. 2025 Budget process - Mitch
  - i. Budget process is complete
  - ii. Will be ready for vote next month
  - iii. Condo Loan Assessment: waiting for loan recast from bank and this number will be added into budget
  - iv. Overall increases:
    1. Condo dues Increase \$5
    2. Common dues increase \$10
    3. Common reserves increase \$10
  - v. Special Assessment for roadway repair \$3k per unit (162 units total)
- b. Accounts Payable – Over \$10k spent
  - i. Basin Ditch Co.
- c. Accounts Receivable – nothing to report over \$10k

### E. Board Topics

- a. Governing Documents – Anne
  - i. Latest zoom 12/5: successful and all questions were answered
  - ii. Meeting summary will come out after holidays
  - iii. Meetings will continue until all questions are answered
- b. Cloud Storage: Chip is working on this

F. Manager Report: Gray not in attendance

- a. NA

G. Round Table

a. Old Business

i. Andrew

1. Send meeting recordings to everyone or publish on website
  - a. Not advised by attorney
2. Bulletin Board at Ranch Office
  - a. Everyone thinks it's a good idea
3. USPS carrier would like us to increase the size of our mailboxes

ii. Marcy

1. Can we switch meeting platform from GoTo to Zoom
  - a. Yes

iii. Anne

1. Newsletter status
  - a. Andrew and Marcy to work on it for new year
2. Mission statement
  - a. Lee is working on it and we will add it to the website once approved
3. FWAC new bridge adding into 2025 budget

H. Next meeting is scheduled for January 13 at 4pm

I. Motion to adjourn Anne/Marcy

- i. Approve: unanimous

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Playground netting removed	Gus		
Cloud storage	Andrew/Chip		Working on more info
Condo Dryer Vents	Chip	asap	Following up with Rincon. Let Mitch know when
Newsletter	Marcy/Andrew	By next meeting	
Change BOD meeting	Marcy	Jan meeting	Switch to zoom
Repair bench at vehicle storage area	Gus		