

HOA Meeting Minutes

October 7, 2024

Agenda items

I. Call to order

Roll Call: Anne Pirzadeh Lee Gaglione, Bill Neveu, Chip Gerber, Andrew Yager
Marcy Kneiper and Mitch Hoffman on phone

II. Homeowner Comments

Greg Williams: Questions about the roll-out of the Revised Declarations
explain the timing

- o Anne: Wilton Anderson recommend 30 days input and 90 for vote
- o Chip: We will discuss with Wilton and be flexible if needed

Mary Dybicz condo 113: financial questions about Income statement

- o helpful to have a readable format on website
 - Mitch: work with Melinda for readable format for the website
- o Reminder of the budget procedure.
- o What is the budget timeframe
 - Mitch: Budget has begun. Meeting dates will be set soon. Started but very early with dates forthcoming.

Maureen Williams 105: landscape areas in front of 105. Large tree removed. Sees landscaping around some other buildings but not number 5. What and when.

- o Chip: needs to check with Jason and will follow up

Approval of last meeting's minutes

Motion to approve - Chip/Bill

- o Approval: Unanimous

Financials

Accounts Payable - Over \$10 spent: law firm for \$25k

Accounts Receivable - nothing to report

Mitch: Budget work will begin in mid September this year

- o Reminder: special assessment forthcoming

Board Topics

Gov Doc Roll out: Anne:

1st doc sent out Friday, timeline, Tom's summary of changes, Wilton letter,
draft of changes in red line with WA comments included
Questions addressed in Zoom meetings 10/21 & 11/8, Community Involved

- VI. Fishing-Andrew
Add bridge: Patterson run to maintenance barn area doesn't have bridge. Gilbert can do it and he's on property with equipment
Request: bridge over Jakey's from headgate towards maintenance barn. About 20k budgeted and the estimate is 15k.
Chip: after looking at financials, does it make sense? Email vote.
Anne: how much input, how much maintenance?
Add to maintenance schedule
Vote: general operating fund -waterways repair motion to approve pending financial info that makes it not: lee/bill unanimous
- VII. Cloud storage: Chip
2 packages for vote next month - Insync or Dropbox about \$540/yr with 2tb
Secure storage or do we need online editing?
AY - look into google suite
- VIII. Parking: Bill and Anne
Badging for vehicles by EOY
One for each vehicle registered to Owners
- IX. Website updated Andrew
Online and includes the Declaration Revision Roll-Out highlighted
- X. Newsletter-Andrew
Has a template from prior that he will use
Monthly distribution
Some months will be heavier than others
Name? Wrangler or something new?
Andrew will host
- XI. Manager Report- Gray
Rota-rooter next week at golf shop
Bridge repairs started on 3 worst bridges
Landscape project near complete
Trees trimmed over roads stagecoach and surrey
Anne: Low lines draping cable lines. Gray: Xfinity is aware. Communications are low too but Holy Cross lines are high and safe.
Camera is up but having some tech kinks. Andrew will assist.
Golf update. Gwen met with RVR about budget
- XII. Round Table
Andrew:
Reminder that no contractor work can be done on Sundays
Bill:
Reminder to get an application if any trees are being removed
The wastewater treatment facility smells
Gilbert's work looks great and is well set up for spring

Anne: Kudos to condo committee for landscaping plan. Looks great.
TY Andrew and Gray for updating website and adding the Doc Roll Out
Monarch finishing up

Marcy: Condo owner request for an additional speed bump in front of condos where
the child sign is near the Ranch office

- A. Next meeting is scheduled for November 4, at 4pm
- B. Motion to adjourn Anne/Marcy
 - i. Approve: unanimous