Spyglass Ridge Homeowner's Association , Inc
Board of Directors Meeting
August 13, 2025

- The meeting was called to order by President Don Carlson at 6:30PM.

- A quorum was established with the following Board members present: Don Carlson, Jeff Childs, Scott Ryder, Patti Schmidt, Mathew Dokoupil, and Karla Beckwith.
- Mike Cleary was excused. HOA manager, Jennifer Mangan was in attendance.

- The agenda for the meeting was not adopted.

- The minutes for the June 11, 2025 Directors meeting were reviewed. A motion by Scott to approve as written and seconded by Jeff, The motion passed unanimously.
- The Board of Directors meeting was not held in July by previous decision, therefore no minutes were available to review.

- **TREASURER'S REPORT**(President Don Carson for Mike Cleary)
    - Don announced that Mike Cleary was leaving the area and that 4 months was left on his term.
    - He also stated that the Treasurer position does not have to be a board member.
    - The board will be discussing this matter further in the Executive Session.
    - Don presented the Treasurer's Report with the following items of interest.

<u>June 2025</u>

- **Operating Expenses**
    - Landscaping maintenance and repair expense in the amount of $996.00 for deep root application for Pinyon pine trees.
    - A bank service fee in the amount of $267.25 was incurred for the early termination ofReserve Fund CD.
- **Reserve Expenses:**
    - RCC wood paint/stain completed at a cost of $3,160 and the final payment of $1,525 was made in June.

July 2025

- **Reserve Expenses:**
    - Pool reconstruction down payment of $30,40.84 paid. This brings the total down payment made to 50% of the project total. (total paid $43,040.84)

- **ACC Report** (Jennifer Mangan for Tom Harkin)
    - 4 ACC meetings were held with submissions as follows

- 30 partial or full roof shingle replacements, including window screens, gutter/downspouts
- vent and other roof protrusion replacements
- One new house plan
- One new landscape plan
- One new front patio/sitting area installation
- Two solar panel installations
- One reconstruction of front steps and entry landing

- **ACC continued**

  Board members were made aware that the ACC had approved for work to proceed on the landscape plan for Lot 92, prior to the issuance of a Certificate of Occupancy due to the Parade of Homes deadline.

- **Other Business**
    - The revised ACC Repair and Upgrade form approval by email was presented. Approval by 6 with 1 abstention of the board members. Revised form has been uploaded to website on 6/18/2025.
    - A discussion re proposed contract with Sundek for the pool deck replacement was held. Further discussion was moved to the Executive session.

- Altitude Law revised collection policy of unpaid assessments/fines was presented:
    - A motion to approve the updated policy was made by Scott and seconded by Mat. The motion was then amended by Scott and seconded by Mat to increase the late charge on delinquent installments to $100.00. The motion passed unanimously.

    - The policy regarding Registration of Phone numbers and Email addresses pursuant to Colorado law was presented. A motion was made by Jeff and seconded by Patti to approve the policy. The motion passed unanimously.

- Don presented the Reserve Study information and a discussion was held regarding the specifics of the study.

- The floor was opened for HOA members in attendance to ask questions.

- A special Thank you was made by the board to Ralph and Sharon Wilson for donating a new weather station for the community. Directions for use have been in the newsletter.

- A motion was made by Karla and seconded by Patti to suspend the regular meeting and move to the Board Executive Session. It passed unanimously.

- At 9:05 after the Executive Session, a motion was made to adjourn the regular Board of Directors Meeting by Jeff and seconded by Scott. It passed unanimously.

Respectfully Submitted

Karla Beckwith
HOA BOD Secretary