

SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION

December 2022 Meeting Minutes

The meeting was called to Order by Don Carlson at 5:31pm.

Board Member quorum with the following Board members present:

Don Carlson, Mike Cleary, Pam Romig, Scott Ryder, and Tom Beckwith. Brent Smith and Alisa Wise were absent.

Agenda for the December 2022 meeting was not adopted.

The minutes of the November 2022 meeting were reviewed. It was moved / seconded by Tom Beckwith/Scott Ryder to approve the minutes as presented. Motion carried by all of members present.

Treasurer Report – Mike Cleary presented

Review of November 2022 financials.

Ute Water expense will go up in 2023. Income from Holiday party was offset by some expense in November and will have further expense in December.

Committee Reports

ACC Committee Report – Tom Harkin

One landscape plan was presented; one fence plan presented. Some variances were asked for and have been given with firm deadlines. Rereviewed a couple of building plans.

Community owned property below Lot 136 on Lookout Lane will be restored once the landscaping is done.

Landscape Committee – Jennifer Mangan

- WD Yards meeting notes from 12.1.22
 - Plants that need to be removed/remediated in subdivision.
 - Work on various areas for drip areas has been assigned by regions in community.
 - Goal for 2023 is to cut water usage by 20%, using IQ Module.
 - Various Board members will have access to IQ Module to confirm times/section of watering and WD Yards will change water zones as needed.
- WD Yards Quote for isolation valves of \$3,400. Motion made by Pam/seconded by Mike to approve getting the two isolation valves, as they can save money if there are leaks on the two doglegs. Approved by all present. Air relief valves – 10 needed. These help to prevent rupture to pipes when water is turned on. Awaiting quote on the valves.
- Erosion Control – Secret Canyon (Rich Gavigan)
 - Erosion control has been completed with hay wattles/channels and paid for on the hillside to Secret Canyon. Neighbors feel the wattles are unsightly. The request is to put weed barrier 2-3 feet over the wattle and put rock over that fabric. They would like to

SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION

put in new irrigation up above the street (6 feet) and plant bushes and grasses to hold the soil. Currently there is extra rock on the street and we need to move this. Cost for rock purchased by Rich Gavigan is \$300. Costs for beautification would include: Stone delivered (\$5,700), landscape fabric, irrigation pipe and heads, and delivery of rock on the channels for neighbors to place rock. This will be considered further once a complete write up is delivered. Since the erosion control has been completed, this work is considered a beautification project.

Board President report – Don Carlson

Miscellaneous:

- QuickBook Pricing Update – Desktop platform is being discontinued. New license fee is \$122.50/month. Have until May to make a decision. Pam made the motion, Scott seconded the motion to make this payment unless a cheaper alternative is found. All members present approved.
- Lack of pool volunteers have come forward for pool closings. Eight pool volunteers for the closing of the pool so far. We need volunteers throughout the summer, and we will send out a calendar for what weeks have been taken. Sat/Sun will be handled by a paid person.
- Watermark billing request – includes purchase of the cover and installation. We have paid 50% of the cost. We believe that the original quote included a down payment and then payment once the cover is installed. Motion was denied and we will wait until installation before sending the final payment.
- Security card reinstatements & 2023 specifics for card security. Lot #117 and #119's cards were suspended this year. We need to vote to allow reinstatement in January. Motion made to reinstate the cards in January by Scott Ryder. Seconded by Tom Beckwith. Motion was approved by all Board members present.

Other Business – Dave Wise requested an update on the weed policy and fines that were discussed in October meeting. Board had decided that fines stand as they were. Dave disagreed and said that we have violated law passed earlier this year. The law indicates that public health and safety, such as overhanging weeds on sidewalks, are enforceable by fine.

Motion made to move to executive session by Tom Beckwith and seconded by Scott Ryder.

The next Board meeting will be the Annual Meeting and is scheduled to be held Tuesday, January 10, 2023.

It was moved / seconded by Scott Ryder/Tom Beckwith that the meeting be adjourned. Motion carried by all members present. The meeting was adjourned at 8:30pm.

Respectfully submitted,

Pam Romig

Secretary