

SPYGLASS RIDGE HOA BOARD MEETING

Meeting Date: June 11, 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, Scott Ryder, Patti Schmidt, Mathew Dokoupil, Jeff Childs.

Mike Cleary and Karla Beckwith were excused.

Jennifer Mangan, the SGR Community Association Manager, was present as well.

The agenda for the June 11, 2025, meeting was adopted.

The Board meeting minutes for May 14, 2025, were reviewed. A motion was made by Scott to approve the minutes as written and seconded by Mathew. The motion passed unanimously.

Executive session meeting minutes for May 14, 2025, were reviewed. Motion and second by Scott/Mathew to approve as written. Motion passed unanimously.

Minutes from June 4, 2025, Special Meeting were reviewed. Removal of **A quorum for board members was established** must be removed from minutes. Motion and second by Don/Jeff to approve with line removed from minutes passed unanimously.

Treasurer Report (Don Carlson for Mike Cleary)

May 2025- Items of note in May included a \$738.00 payment for Annual Worker's Comp. Premium paid from the Operating account, a \$10,000.00 deposit for the pool reconstruction project paid from Reserve account to secure spot on Watermarks schedule, and dividends received for interest on several CD's which include: Operating CD interest of \$631.00 for 1st quarter, Capital Improvement CD interest of \$322.00 for 1st quarter, and \$1,261.00 for 3 reserve CD's for the 2nd quarter. There were no other items of note to report for May.

ACC Committee Report (Tom Harkin)

Tom reported only one meeting since last board meeting. ACC approved 2 submissions that were for window replacement and front entry way concrete resurfacing & re-staining. Also, ACC member Earl Nicholson and ACC Chairman Tom Harkin met with owner of Lot 77 to determine if it met the definition of a "Bluff Lot" to determine fencing options. A revision of the ACC Repair & Upgrade form was completed by HOA Manager and reviewed by ACC members. The ACC is now recommending the board approve adopting the revised form.

A motion was made and seconded by Mathew/Patti to review the form in more detail and then have vote via email to approve/deny. Motion passed unanimously.

Other Business

A new payment option to allow membership to pay special assessment by credit/debit card presented by HOA manager. Members would be responsible for paying the 2.99% processing fee and would need to request access to use this payment option. Payments by card will be deposited into a new QB checking account then funds will be transferred to ANB Bank account by HOA Manager. QB checking account has no minimum balance requirements, no monthly fees, no deposit fees, and no transfer fees to use. Motion and second by Mathew/Jeff to approve offering this payment option to members and passed unanimously.

A request to approve Altitude Law to review and revise our Collection Policy for a \$350.00 flat fee was presented by HOA Manager. Review was needed due to the new House Bill (HB25-1043) signed into law 06/04/25 that added numerous new requirements and changes to the law. Motion made by Jeff and seconded by Scott to approve and the motion passed unanimously.

Lot 26 owners addressed the board to request the HOA change the current to make it a violation for dog owners to have dogs off-leash on HOA common areas. A discussion regarding the inability of the HOA to enforce leash rules on sidewalks, public city streets, and BLM/City owned portions of trails ensued and Lot 26 owners felt that the HOA should do more to ensure her safety because she is vision impaired. SGR complies with all applicable ADA laws. Animal Control needs to be contacted to report dogs off leash and other animal related problems. The HOA is not able to effectively enforce this sort of violation due to legal changes created by HB22-1137. The HOA will include quarterly reminders in future newsletters to clean up after pets and obey leash laws.

A presentation was given by Katy Laverdiere from the Grand Rivers Mosquito Control District regarding the mosquito population in our area and how to keep it down. The suggested best way to remedy the concern is to remove any standing water from properties as much as possible and contact them with any questions or concerns.

There will be no meeting held in July 2025 so the next meeting will be August 13, 2025.

Motion was made & seconded by Scott/Mathew to adjourn the meeting. Motion passed unanimously.

The meeting was adjourned at 8:07PM.

Respectfully submitted,
Jennifer Mangano- Community Association Manager