Spyglass Ridge HOA Board of Directors Meeting

October 14, 2026

Board Members Present: Scott Ryder, Patti Schmidt, Kari Kjerstad, Tom Perreault, Karla Beckwith. Absent: Jeff Childs, Mat Dokoupil.

The meeting was called to order by President Scott Ryder at 6:31 PM.

A quorum was established with 5 members present.

The minutes from the September Board Meeting were approved with a motion by Tom and seconded by Patti. The vote was unanimous to approve.

The Board approved the Executive Session minutes with a motion by Tom and second by Karla. The vote was 4 yes with 1 member abstaining.

OTHER BUSINESS: Owner of Lot 73 brought forth an issue regarding a dead tree in Liberty View Park. She is requesting that the tree be replaced since it is an eyesore and also a fire hazard. The HOA manager stated that there are several common area landscaping concerns that are going to addressed during the upcoming winter months when WD Yards charges go to their winter rates. The board will add this tree to the list for items to be considered.

TREASURER REPORT: Tom presented the Financial Review for September 2026 and the proposed 2027 budget. The 2027 proposed budget will be corrected for the WD Yards fee for 2027 recently received.

Questions were asked by community members regarding**: 1.** legal fees and CO law and HOAs. These questions will be sent to the attorney handling the pool construction litigation**. 2.** Should payment for Pet Station upkeep be under the Common Area budget or should that person be listed as a part time employee? Jenn, HOA manager, stated that the person is considered an independent contractor not a part time employee and that the previous Treasurer felt like to should be under the Common Area budget and that no changes to this have been felt necessary.

ACC Report presented by Don Carlson: The ACC has held 2 meetings since September with 10 submissions. 1 Landscaping plan, 3 dead tree replacements, 1 a/c window unit, 2 fence replacements, 1 door replacements, 1 removal of grass and 1 new house plan for lot 165.

The ACC is currently reviewing the new Colorado Fence laws that went into effect in June of 2026 and how these will affect Spyglass.

The ACC is currently revising the current Repair and Upgrade form and will be submitting it to the Board for review. Part of the revision will be to add a time frame for completion.

The ACC requests the Board send out a communication to the membership concerning Fiber Internet Boxes and associated conduits must be painted to match the color of the house exterior.

Community Manager Report: **1**. Presented an estimate for remediation for hillside on Secret Canyon Lane. Additional bids will be sought. **2**. RCC table/chair rental policy guidelines will be reviewed by the board. **3**. Memorial items were picked up by someone involved with the families. **4**. An estimate for stucco and stone repair at the RCC was provided to the Board which will be reviewed**. 5.** Jen stated that the irrigation is currently turned off due to a leak on Lookout. **6**. The pump in the retention area at the entrance is malfunctioning. The cause is being investigated and until repaired the pump will be manually started as needed.

President's Report: Scott presented **1**. Reminder of deadline for Board Member candidates' information form to be received. Another meet and greet for those interested in running for the board will be held October 22. **2**. Scott presented information that the Pool issues are being discussed by the attorneys. No other information is available at this point. **3**. There will be a Board members Meet and Greet before the November meeting starting at 6PM for those that would like a few extra minutes to chat with a board member. **4**. Scott encouraged anyone interested in being on the Welcoming Committee to a Board member or Jen know.

With no further business the meeting was adjourned with a motion by Tom and seconded by Kari. The vote was unanimous.

Respectfully submitted,

Karla Beckwith, Secretary