

June 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:32 pm.
- Quorum was established with Don Carlson, Mike Cleary, Tom Beckwith, Brent Smith, Pam Romig, and Scott Ryder attending. Pat Fheure was absent.
- Adopt Agenda for June Meeting – not adopted.
- Approve May 2023 Board Meeting Minutes – motion made by Mike Cleary and seconded by Scott Ryder. Motion passed unanimously.

Treasurer Report – Mike Cleary

May 2023 Financials-

- Added a new Operating Fund income line for Operating CD Interest.
- For Community Manager/Staff – annual Workers Comp policy premium of \$678 for period 6.26.23 – 6.26.24.
- Pool Related Expenses – starting up and maintenance (\$1020, and \$512 for supplies).
- Irrigation Water (\$865), Maintenance (\$870).
- Business Expense – office printer replacement of \$650 as previously discussed.
- Reserve Expense – Final payment of \$2,105.90 for pool cover replacement and payment of \$1,232.52 for custom metal work.
- Landscape Escrow Account - \$26,000 of landscape deposit forfeitures was transferred to the Operating Account, as previously discussed.

Committee Reports:

- **ACC Committee – Tom Harkin**
 - Last two meetings – 6 concrete repair, 1 fence refinishing, 1 landscape repair, 1 pergola request.
 - Some are still finishing the work before they ask for approval.
 - May 24 – one homeowner submitted 12 suspected violations. 10 were not violations and 2 were violations. Letters were sent to the owners of the lots that were not in compliance notifying them of the violations. 2 lots that had unpainted exterior protrusions not painted were also notified.
 - Landscape installations that have been taking longer than agreed to. Letters will be sent to homeowners about getting house completion inspections and thus having their deposits returned.
 - Home being built now is on a double lot – do they have minimal plants for one lot or two? Recommend that we have two lots, they need to have plants for two minimal plants landscaped.
 - New SB23-178 law passed in May – this bill will remove barriers to allow homeowners to use waterwise landscaping in communities like us. Bill required that we have landscape policies as aligned in the bill. We need to have 3 pre-approved landscape

plans available and new owners would not have to have approval from ACC. If plants are not available, then we need to recommend alternatives. We will select landscape plans and plant lists to put on our website by August 9. We will also recommend that owners look at local nurseries and the extension office for plants available. Now non vegetative grass will also be put on the landscape standards with additional designations for front, back and side yards of the lots. Vegetable gardens also need to be addressed. Board will have to do an email vote for approvals to Landscape Application changes since we do not have a meeting in July. Board needs to be aware that this will have to be voted for in July.

- **Landscape Committee Report** – Pam
 - Pea Gravel to be put in across from the HOA building on trailhead.
 - Awaiting IQ Module control from WD Yards.
- **President Report** – Don Carlson

Other Business-

- Playground equipment (replace or not). Liability is In question since a portion of the plastic pieces have collapsed and caused an injury. Any installation will need to be professionally installed. Motion made that we take down current landscape equipment by Scott Ryder, seconded by Mike Cleary. Need to look at replacing it with new and balance the cost with the Reserve Plan.
- Update on 2022 taxes from Dalby so we can start preparing the return.
- Leak at Bang’s Canyon pump house (HOA leak) and various leaks up Bangs Canyon by the boxes. Still waiting on bill from Eagle Ridge repair. Meet with WD at 9:00 on Friday.

Meeting suspended. Scott Ryder made the motion and Mike Cleary seconded. Move to Executive Session.

Tom Beckwith made a motion to move out of Executive Session and seconded by Don Carlson. Motion passed. Motion to close meeting made by Tom Beckwith and seconded by Don Carlson. Motion passed. Meeting was closed.

Next Meeting: August 9, 2023 (Wednesday)

*Note: No meeting is scheduled for July 2023.

Respectfully submitted,

Pam Romig

Secretary