Spyglass Ridge HOA Board of Directors Meeting
July 8, 2026

Board members in attendance: Kari Kjerstad, Tom Perreault, Karla Beckwith, Mat Dokoupil
Patti Schmidt, Jeff Childs, Scott Ryder
Jennifer Mangan HOA Manager present

- The meeting was called to order at 6:32 by Scott Ryder, President.
- A quorum was established.

- The **Minutes** from June 10, 2026 board meeting were reviewed with the following corrections requested: correcting Kari's name from Keri to Kari. A motion to approve the corrected minutes was made by Tom and seconded by Kari. The motion passed 7/0.

- **Financials** were reviewed by Tom. Questions were asked about CIF and Reserve Fund totals. Tom to review. Tom reported that there is only one outstanding Annual fee and the litigation process has been initiated.

- **HOA manager** presented her report:
    1. All violation notices regarding weeds and noncompliance with CCRs have been sent. And all correspondence regarding failure to comply with notices has been sent per HOA guidelines.
    2. The Workers Comp Audit is in process.
    3. One large dead pine tree by the pool as well as one on Secret Canyon have been removed.
- **ACC report** was presented by committee Chairman, Don Carlson: 1 submission regarding installing a walkway to backyard made out of pavers was approved (Lot 35).

- **Presidents Report** was presented by President Scott Ryder:
  Scott presented a history of pool issues and actions taken.
    1. Issues were noted early in May and an attorney was hired with experience in these types of issues.
    2. A letter was sent to Watermark which included items that were observed by Chaparral (pool maintenance company) at the opening of the pool. The letter stated that a response was expected within 30 days.
    3. Watermark has been out two (2) times without complete resolution of issues.
    4. On July 2, 2026 the board voted unanimously by email to approve the hiring Of an engineer to review issues. He was on site July 8, 2026. The initial report was that he agreed with the pool maintenance findings. A complete report is expected by the end of the week.
    5. The board entertained questions from the community members regarding the pool.

6. Update on Clear Networxs was presented: meeting with board members, Clear Networks and GJ engineering re easement was held. The area Clear Networks was asking for easement is not in the area originally stated. The contract will be revised. A vote re the easement was postponed. The grantee, ClearNetworxs will be responsible for damage when notified by the homeowner. Homeowners must provide proof of damage.
7. 2027 board elections nominating committee was discussed. Karen Harkin volunteered to be on the committee. A board member will need to chair the committee. Patti presented the idea of a survey to help address the issue of people running for the board and overall membership involvement.

- **Kari Kjerstad** presented information regarding changing the HOA pet leash rule to require pets to be physically leashed at all times.
  A motion was made by Kari to change the current HOA rule to physically leashed at all times on all HOA property. Scott asked for a second to the motion and none was received. The motion did not move forward.

- The floor was opened for general questions:
  Questions were asked if irrigation water had been restricted and if that was the reason for the brown grass. The irrigation has not been restricted by the city. The irrigation was off due to a leak which has been repaired. The irrigation is back on and the grass should be improving shortly.

With no further questions a motion made by Karla and seconded by Tom to close the meeting at 7:43PM The motion was approved unanimously.

Respectfully submitted

Karla Beckwith
BOD secretary