

Spyglass Ridge Homeowner's Association

Board Meeting Minutes

December 8, 2021

The meeting was called to order at 5:30 PM by Board President Earl Nicholson.

A quorum was established with the following Board members present: Alisa Wise, Dan Williams, Don Carlson, Earl Nicholson, Mike Cleary and Pam Romig. Deana Guzman was absent.

The minutes of the November 10, 2021 Board meeting were reviewed. It was moved / seconded by Don / Pam to approve the minutes as presented. Motion carried 6 – 0.

Other Business

Corey Bendetti (Lot #104) was present to appeal the ACC decision to a deny variance requested for approval to not install wrought iron railings on the home's patios which were included on the approved construction plan. As a part of his presentation, Corey responded to questions from the Board. Upon completion of the presentation, it was moved / seconded by Dan / Mike to deny the request for a variance. The motion was approved 4 – 2 with Alisa and Pam dissenting.

Treasurer Report – Tom Harkin

The November financial statement was reviewed.

It was questioned as to why the Landscape Escrow account is of an odd dollar amount. This appears to be due to accumulated interest on the escrowed funds.

The need for an updated Reserve Plan was discussed. Jennifer will distribute the current plan to Board members for review.

Discussion was held regarding the YTD 2021 financial statements. It was moved / seconded by Don / Dan to obtain a cost from the current accounting firm for an audit of the 2021 financial records. Motion carried 6 – 0.

Proposals will be solicited from other firms for performing ongoing accounting tasks for Spyglass Ridge.

President Report – Earl Nicholson

The 2022 Annual Meeting is scheduled to be held at 7:00 PM on Tuesday, January 11, 2022.

Committee Reports

Nominating Committee – Mike Cleary

The three Board positions that are open for election in 2022 are those of Dan Williams, Deana Guzman and Mike Cleary. The Nominating Committee has identified three candidates to be included on the ballot for the 2022 Annual Meeting: Brent Smith, Mike Cleary and Scott Ryder.

Website Committee – Pam Romig

The new website is live as of December 8. Policies that have been recently updated have been uploaded though there are some forms that are yet to be updated.

ACC – Earl Nicholson

There are two new home plans pending with the committee.

Landscape Committee – Pam Romig

Seed plots (10'x10' each) of a variety of grasses suited to local conditions have been established by several homeowners at various locations within the community.

Community Manager – Jennifer Mangan

Annual Meeting – the Meeting Packets will be mailed on Friday, December 10.

Holiday party – there are reservations for 62 people to attend the party. Expenses to date include approximately \$800 for the caterer and approximately \$500 for other expenses

The next Board meeting is scheduled to be held immediately following the Annual Meeting on Tuesday, January 11, 2022.

It was moved / seconded by Don / Pam that the meeting be adjourned. Motion carried 6 – 0. The meeting was adjourned at 6:30 PM.

Respectfully submitted,

Mike Cleary
Secretary