

## May 2023 Board Meeting Minutes

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

### **Treasurer Report – Mike Cleary**

April 2023 Financials- Finished collection of all 2023 assessments! Expenses were normal and nothing unusual during April. Preventive maintenance for HVAC systems was conducted. Common areas – normal landscape contract. Business expense for federal taxes, and a refund from QuickBooks in the amount of \$516.25. Did have Reserve and Capital Improvement expenses for Erosion Control and a replacement of the air relief valves in the irrigation system.

### **Committee Reports:**

- **ACC Committee – Tom Harkin**
  - Many additions and repairs have been submitted to the committee. Six driveway replacements, three fence requests, reshingled roofs, and some painting change requests.
  - Deadlines of construction and landscape have been missed in several instances on new homes. Some extensions have been requested, but many occurred after the deadline had already passed. ACC recommends that if the deadline has not been met, that we fine the lot owner a \$500 fine. If the extension has been requested prior to the deadline, then we grant that deadline one time. The ACC will work with that the homeowner for the requested extension for a duration that is reasonable for the work to be completed. Discussion centered around modifying our current Application that would make it conform with HB22-1137 and HB22-1139 and make that application into a contract. In the future, fines that are not paid as stated in our “contract” documents, can be collected when a home is sold. Mike suggested that we take this matter under advisement and see if we make future changes that might need legal assistance to the documentation.
  - Discussion on driveways that have had to be replaced several times due to shifting soils, as to if we can have various types of construction materials as alternates. ACC recommends that we do not allow changes to the current policy of concrete driveways or pavers. Mike Cleary recommended that we follow the ACC recommendation and Scott Ryder seconded. The motion passed. Meanwhile we will look to see if there are any other materials that might be considered in future. If we do make a change (revisit) we would need to have a change of the Bylaws and a vote by the entire homeowner membership.
  - Discussion on a request for providing lists of architectural and landscape standards, so that ACC would only need to be involved in reviewing and approving plans that were outside the current provided lists. ACC stated that SGR specifications and lists already exist, but are frequently ignored or deviated from, thus these standards need to be reviewed for each new building or renovation. Board discussed and Mike Cleary recommended that we keep ACC involved in approving construction reviews as they currently exist, and Scott Ryder seconded. The Board voted unanimously to keep the ACC functioning as they currently do.
- **Landscape Committee Report – Pam**
  - Alpine Tree came today and made treatments on 12 trees.
  - Japanese Beetle infestation in Mesa County update–
    - Spraying Turf at entrance to SGR is not recommended at this time.

- Volunteer Trapping Program – to be picked up on Friday and one trap will be at the RCC to monitor any Japanese Beetle infestations.
- Irrigation was turned on just last week due to delay from City.
- Irrigation meeting with WD Yards Wednesday (May 11) at 10:00am.
- **President Report – Don Carlson**
  - The Community Manager needs a new printer. Looking at an Epson with liquid ink, for \$630. Information only. Purchase is planned.
  - Ledge Court has an erosion problem. Don shoveled all the excess dirt along the curb. If anyone sees erosion and where the mud is coming from then, please report it. Once we know the problem, then we can possibly get a bid to correct the erosion.
  - Secret Canyon was given \$2,500 to beautify the erosion control along their street some months ago. They have requested \$600 to buy more rock to cover the first two water wattles. They will sign release forms for each volunteer to be able to do this work. Currently there is no deadline, but we can ask the volunteer leaders for one.
  - Replacing cracked strainers in pool. Need these to be made with handles. Also replaced the broken hose reel.

**Other Business- as per Colorado State Law (HB22-1137)**

- Weed Policy revision – need to decide on a fine that is reasonable. The first fine would be \$250, but a second fine could be assessed within the HB22-1137 statutes. Changes were needed to comply with the rule that Jenn will make per Pat’s recommendation. Don made the motion and Pat seconded the motion. The motion passed unanimously.
- Parking Policy revision – Motion made by Scott Ryder that we assess a \$250 fine for parking a trailer, boat, or other specified vehicles in driveways or adjacent to driveways on private property. This policy will only apply to HOA or private property. Pam seconded the motion. The motion passed unanimously. The HOA is prohibited from enforcing restrictions on public right of ways and local government rules enforce that area.
- Enforcement Policy revision – Board will review this policy and vote via email.
- Fine & Fine Collection Policy revision - Board will review this policy and vote via email.

A suggestion was made that we have these documents reviewed by an attorney. Pat Fheure made the motion that these policies get reviewed by our attorney to make sure they are in line with HB22-1137. Pam Romig seconded the motion if we use the Rocky Mountain Law Firm or a similar firm that is familiar with HB22-1137, then they can review. Two board members wanted to review the policies first, so the motion was withdrawn. Policies will be rewritten, and board members will review and reply via email.

**Next Meeting:** June 14, 2023 (Wednesday)

\*Note: No meeting is scheduled for July 2023.

**Adjourn Meeting:**

Motion to adjourn the meeting made by Pam Romig and seconded by Mike Cleary. Motion was approved.

Respectfully submitted,

Pam Romig

Secretary