

SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION

September 2022 Meeting Minutes

The meeting was called to Order by Don Carlson at 5:30pm.

Board Member quorum with the following Board members present:

Don Carlson, Pam Romig, Brent Smith, Scott Ryder, Alisa Wise and Tom Beckwith present. Mike Cleary was absent.

The minutes of the July 2022 meeting were reviewed. It was moved by Alisa Wise seconded by Scott Ryder to approve the minutes as presented. Motion carried by all the members present.

The September agenda was not adopted.

Treasurer Report – Mike Cleary

July and August 2022 Financial Report – reviewed by Don.

Insurance went up to add officers to the policy. Additional items were for the pool.

Almost \$5,000 for Bangs Canyon irrigation repair. We still need to fill the surface with cement. Dalby QB resolution was also noted. Note made on pool costs.

Reserve Study Status - is still being worked on. We are under so far? Will need to discuss further. Most likely will need to increase lot assessments.

ACC – Tom Harkin

Earl Nicholson has resigned as the ACC Chairman after many years of service. Many thanks to Earl!!!

Summary by Tom Harkin – have had 4 ACC meetings since last SGR Director's meeting. Plans submitted for review and approval include three new homes, three changes/upgrades to existing properties, one solar array installation and two landscape plans.

Proposed Revisions to ACC documents (changes have been submitted to Board). One document is the ACC Checklist and Application Instructions (**ACC&AI**), and the other is the Architectural Standards and Guidelines (**AS&G**) document. There were problems with homes that were being built in 2022, such as, keeping the site clean, controlling garbage, trespassing and damage to adjacent and community-owned properties, equipment parking, and the penalties associated with these violations, etc. Changes were proposed to the ACC C&I document to strengthen and clarify the requirements. The AS&G document contained a reference to a refuse dumpster, which, given the purpose of this document, did not belong in this document. Tom Beckwith made the motion to accept the changes and Scott Ryder seconded to the Architectural Standards & Guidelines document to remove the dumpster verbiage. The next step was to strengthen the language in the ACC C&AI document. Motion to accept was made by Alisa Wise and seconded by Pam Romig. All passed. Don noted that the document states that the landscape deposit will not be returned until all items in the checklist have been completed.

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Landscape Committee Report – Jennifer Mangum

Reduced watering schedule has begun due to being end of year. Still not sure when the water will be cut off this year.

Tree by pool has been up righted. Irrigation leak was fixed.

Also trees along 27 Road will be trimmed before year end.

Thank you from Judy and Tina on Lot 73, that Liberty View Park is being mowed every month, and it is much appreciated.

Board President report – Don Carlson

Swimming Pool:

1. Pool noise complaint. Board member addressed that night, and noise had been stopped and members left.
2. Pool alcohol complaint. Pool rules state no food or drink within 6' of pool.
3. Discuss and accept revised pool rules. Key card policy has been revised. A minor was determined to be anyone under the age of 18. This is in compliance with insurance requirement.

Discussion on rule:

- a. Properly supervise your child with respect to the pool rules. This varies from parent to parent.
- b. Inappropriate behavior – what is that?
- c. Key code for emergency exit for after hours. This has been sent to all lot owners.

Discussion of after hours use of the pool and an incident where some members have not been able to leave the pool area after 8:00pm.

No consensus was made on the changes. We will have members add changes they would agree to and will table for next month's discussion.

Items to consider repairing in the future:

- Discuss refinishing colored concrete under covered patio and in front of building.
- Cool deck warranty – Only had a one year warranty. Is it possible to patch?

Irrigation & Landscaping

1. Bids from WD Yards to change how controls are made for overall irrigation.
 - a. Mirror controllers to address the electrical problems we have had this year.
 - b. Hunter controller
 - c. Flow-meter with master valve and IQ cell cartridge.

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- Need to have the IQ Cell cartridge. Table the other items for now. Will require an additional monthly charge for the cell service. Pam made the motion to purchase the cell phone module (\$4,600 approx.) and Brent seconded the motion. Approved.
2. Tree next to pool up righted.

Miscellaneous:

1. Trail Maintenance Concerns –
 - a. Flooding on trail from Community Center down the hill. WD Yards will reduce water, as they say it is not a leak.
 - b. Complaint was made that all trails are no longer even and they have been neglected. Requested Jenn to have trail guy come and look at all trails to see what maintenance needs to be done. (After meeting a group of lot owners will walk the trails and maintain them.)
2. Key card policy revision update (18 & older). This was voted on last meeting. We contacted insurance carrier and 18 is the official age.
3. Current policy was checked and we can email to all residents the ballots and annual packets. Need to have an email going out to all members to inform that we are going to do this before October. Approved budget recommendation from Pam Romig to have the future annual packets delivered via email, and seconded by Tom Beckwith. Agreed by board. For those members that request a mailed packet, we will accommodate.

Next Month's Meeting October 12, 2022

Adjournment of regular meeting to Executive session. Motion made by Alisa Wise and seconded by Tom Beckwith.

Executive Session

Alisa Wise made the motion to close the Executive Session and thus the Board meeting and Tom Beckwith seconded. Meeting was adjourned at 7:45.

Respectfully submitted,

Pam Romig

Secretary