Spyglass Ridge HOA Board of Directors Meeting

September 9, 2026

Board members present: Scott Ryder, Tom Perreault, Jeff Childs, Patti Schmidt, Karla Beckwith
Kari Kjerstad & Mathew Dokoupil were absent.
Jennifer Mangan HOA Manager present

The meeting was called to order by President, Scott Ryder at 6:30PM.

- The meeting agenda was not adopted.
- A quorum was established.
- Since no meeting was held in August there were no minutes to approve. The July 8, 2026 meeting minutes were reviewed and a motion to approve was made by Tom and seconded by Patti. The motion was approved unanimously.
- Board members voted by email on July 9 regarding the **easement for ClearNetworks to complete work**. 5 board members voted yes with 1 voting no, and 1 member abstaining. The easement was approved.
- Board members voted by email on August 5 to fund **legal cost of $3000 regarding Watermark and pool issues**. 7 yes votes with 0 no votes were recorded. The expenditure was approved.
- Information regarding the **Nominating Committee** was presented: Patti Schmidt is the chair with Karen Harkin and Rodney Travis.
  Patti presented information about the **board candidate informational** meetings that will be held on September 22 and October 15.
- **Treasurer Report** was presented by Tom:
  July: interest income and expense for insurance payment were noted
  August: Questions regarding assessment income and potential tax implications were addressed.
  Tom presented information that the **budget planning for 2027** was in process and expected to be finalized on time.
- **ACC Report** was provided by Don Carlson, chairman. There were 17 submissions in July and no meeting in August. 4 submissions were not approved and sent back for clarification/revision.

- **Community Manager's Report:** Jen presented information re a community survey that was sent out. Comments are being reviewed by the Board**.** **Secret Canyon hillside runoff** will need remediation, possible replacement of existing wattles. **Pam Romig and Su Hustad, donated landscaping for use around RCC and volunteered their time to plant and clean up area.**
  Lot inspections were completed on May 11 and June 11. 24 second notices were sent to owners. There have been no further actions.
  Several members voiced concern about the lack of movement with lot inspections.
  Board member, Karla asked when the dirt on lot # 29 would be removed since the builder has completed the home across the street. Jen stated she would contact the builder for removal by the end of the week.
- **Presidents Report**: Scott presented an update on the pool. The engineering report was completed and sent to the attorney. A conference call was held between the HOA attorney and Watermark attorney. The board is to receive documents from the attorney and anticipate moving forward with the lawsuit by the end of the month. Scott opened the floor for questions.
  Scott suggested that a **quarterly newsletter from the board** was being discussed and that the monthly HOA newsletter would continue.
  Scott introduced that a **board member would be available at 6PM before the scheduled HOA Board meeting at 6:30** for community members to bring concerns, discuss issues or ask questions.
  Scott shared that a **welcome committee** for new community members was being considered and asked that if anyone was interested in being a member to please let the board know.
- **The ACC chair**, Don, provided information that a board member on the ACC has missed 6 of 10 meetings and asked for an alternate to be available so that ACC business could move forward. Don suggested Ron Lantzey. Tom P presented a motion that Ron be added as an alternate to the ACC. The motion was seconded by Jeff and passed unanimously.
- **Other Business**
  Liberty View Park grass area concerns were discussed. The grass is not maintained on a regular basis and homeowners feel that it is a fire hazard. The board will address the situation.
  The continued presence of the temporary memorials for the accident victims was discussed. There were varying opinions regarding what should be done. The items currently in place will be removed on September 19 and kept for a

period of time in the RCC in case any family members etc would like to have them. A brief discussion regarding a permanent memorial was held without a resolution, however the majority of the group felt that a permanent memorial was not appropriate. Scott thanked community members that have kept the memorial area tidy.

- A presentation was given by John Stacy regarding a MY HOA Voice portal program. John was thanked for his time. The information was tabled by the board
- A motion to suspend the HOA board meeting, and move to the Executive Session was made by Jeff at 8:45 and seconded by Patti. The motion passed unanimously.
- The board returned from the Executive session at 9:20 and a motion to close the HOA Board meeting was made by Jeff and seconded by Patti. The motion passed unanimously.

Respectfully submitted Karla Beckwith, HOA secretary