

Spyglass Ridge Homeowner's Association

Board Meeting Minutes

November 10, 2021

The meeting was called to order at 5:33 PM by Dan Williams.

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

The minutes of the October 13, 2021 Board meeting were reviewed. It was moved / seconded by Pam / Don to approve the minutes as presented. Motion carried 5 – 0.

Treasurer Report - Deana

The October financial statement was reviewed. There was discussion regarding the assignment of cost categories with one adjustment to be made.

The proposed 2022 budget was presented. After review and discussion, it was moved / seconded by Pam / Mike to increase the annual assessment to \$750.00 per lot. Motion carried 5 – 0.

Discussion was held regarding the apportionment of the assessment income. It was moved / seconded by Don / Pam to adopt the budget as presented and to allot, per lot, \$646.00 to Operating, \$44.00 to Capital Improvement and \$60.00 to Reserves. Motion carried 5 – 0.

President Report

Discussion was held regarding the vacant Secretary and Treasurer positions.

It was moved / seconded by Don / Mike to appoint Deana as Treasurer for the balance of 2021. Motion carried 5 – 0.

It was moved / seconded by Don / Pam to appoint Mike as Secretary for the balance of 2021. Motion carried 5 – 0.

Discussion was held regarding the need for additional signers on bank accounts. No action was taken.

Deana departs meeting.

Committee Reports

Landscape Committee - Pam

Bids were presented for the monthly winter watering of the newly planted trees: WD Yards @ \$200 per time and Antonio Gallegos @ \$1,200 per time. Upon review and discussion, it was moved / seconded by Pam / Dan to approve the proposal from WD Yards. Motion carried 4 – 0.

Erosion control bids will be obtained and presented upon receipt.

The 2022 landscape contract proposal from WD Yards was presented. Upon review and discussion, it was moved / seconded by Don / Pam to approve the contract as presented with a cost of \$43,835. Motion carried 4 – 0.

Other Business

Enforcement Policy and Procedure - Discussion was held regarding the new draft of the Enforcement Policy and Procedure. Upon review and discussion, it was moved / seconded by Pam / Dan to approve the document with no further revisions. Motion carried 4 – 0.

Discussion was held regarding providing a notice to all homeowners of two inspections of all lots / home exteriors to be conducted each year to confirm adherence to association policies. It was moved / seconded by Don / Pam to provide this information in a communication to all owners. Motion carried 4 – 0.

Pet Policy and Procedure - Discussion was held regarding the new draft of the Pet Policy and Procedure. Upon review and discussion, it was moved / seconded by Pam / Dan to approve the document with no further revisions. Motion carried 4 – 0.

Bid Proposals –

- Sand filter – no action taken.
- Pool cover – a proposal for the replacement of the pool cover from Watermark Spas and Pools in the amount of \$9,137.57 was reviewed. Further proposals shall be solicited.

Community Manager

Discussion was held regarding the proposed Holiday Party to be held on Tuesday, December 14 with catering by Colorado Q and non-alcoholic beverages. It was moved / seconded by Don / Pam to approve the proposal with a charge of \$15 per person. Motion carried 4 – 0.

The next Board meeting is scheduled to be held at 5:30 PM on Wednesday, December 8.

It was moved / seconded by Don / Pam that the meeting be adjourned. Motion carried 4 – 0. The meeting was adjourned at 7:33 PM.

Respectfully submitted,

Mike Cleary
Secretary