

Spyglass Ridge Homeowners Association

Board Meeting Minutes

May 8, 2024

The meeting was called to order at 6:31 PM by Board President Don Carlson.

A quorum was established with the following Board members present Don Carlson, Brent Smith, Tom Beckwith, Karen Harkin, Scott Ryder and Pam Romig. Mike Cleary was not present.

Agenda for the May 8, 2024, meeting was not adopted.

The minutes of the April 10, 2024, meeting were reviewed. It was moved / seconded by Tom / Karen to approve the minutes as presented. Motion carried.

Treasurer Report – Mike Cleary (reported by Don Carlson in Mike’s absence)

April 2024 financial report:

- 2024 Lot Owner Assessments are fully collected with full contributions to the reserve fund completed. The Capital Improvement Fund was given a \$0 allotment, so in 2025 we will need to reinvestigate, just to reiterate it has not been removed.
- Community Center and Pool: RCC/HVAC Spring maintenance check-up completed @ \$367.
- Estimated tax payments have been made with the filing of the tax return extensions: Federal @ \$750; State @ \$300.
- Reserve Expenses: RCC – main furnace and A/C unit replacement @ \$13,495. Completed by Pride.
- We have Total Current Assets of \$375, 755 w/o Landscape Escrow Account.

ACC Committee Report – Tom Harkin

Two ACC meetings have been held since we last met. Several submissions for solar panel installation have been made, and a change on a house building plan. The committee reviewed several other plans several times, and got questions answered on one of those plans, which was approved today.

President’s Report – Don Carlson

Other Business:

- Energy Pro Insulation bid to waterproof crawl space under RCC. This is needed because of prior entrances to the crawl space where mud has been present several times. Mesa County requires installation on the walls as well as putting plastic on the floor. The bid is \$2,190. Right now, the crawl space is completely dry. We also plan to put a fan in the crawl space at a later date. We will get another two bids for the installation and poly.
- Load of rock for the trailhead behind Lot 40 & HOA corners has been requested. Pam made the motion to purchase 2 yards of crushed granite at \$180 max. Scott seconded the motion. All present approved.

- The irrigation issue at Bangs Canyon & River Ridge was originally quoted at \$10,000. The treasurer was asked if there is enough money to make that repair, and he stated that we do. He is in favor of having this fixed. It is a 3" pipe that runs down Bangs Canyon past the pump house and terminates at River Ridge and then crosses with a 1" pipe to the opposite corner. Currently the water is turned off at Lot #214. Motion was made to start the repair at this corner to install a valve and air chamber and then see if it is possible to put in a 1 ½" continuous piping to repair the leak. This will include 100% remediation of any homeowners property. We will cap the cost at \$10,000 and need to know the time that the repairs will be made. At most we expect this work to take 45 days. Pam made the motion and Tom seconded the motion. Motion carried by the total Board present.
- We need to consider putting in a Flow Valve soon and figure out a way to fund this type of work. A Flow Valve will help us to see where leaks occur and what the flow is to current zones.

Motion made to suspend the current business session by Karen Harkin. Seconded by Tom Beckwith.

Executive Session: Yes

Discussion with Board Members about Insurance for our HOA Manager.

Suggestion made by HOA Manager to host a Game Night monthly for two hours. It would help to boost community outreach. The board thought this was a good idea.

The board recommended that we make the HOA Board meetings official at 6:30 pm instead of 5:30pm. Motion made by Karen Harkin and seconded by Scott Ryder. Voting was unanimous by the entire board present.

The next Board meeting is scheduled to be held at 6:30 PM on Wednesday, June 12.

It was moved / seconded by Pam / Brent that the meeting be adjourned. Motion carried 6 - 0. The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Pam Romig

Recorder of Minutes