- Spyglass Ridge HOA Board of Directors Meeting
June 10, 2026

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- Board members in attendance: Scot Ryder, Kari Kjerstad, Tom Perreault, Karla Beckwith, Mathew Dokoupil. Jennifer Mangan HOA manager

- The meeting was called to order at 6:32 PM by Scott, President.

- A quorum was established.
- The agenda was adopted.

- The minutes from the May 13th meeting were reviewed. Keri voiced concerns regarding the information about the motion she made as not being accurate. It was determined by discussion that the information was correct regarding her rescinding her motion.
- A motion was made by Tom to approve the minutes as written. Karla seconded the motion. The motion was approved with 4 YES and 1 Abstention.

- Scott offered to allow Keri to restate her motion during the current meeting or wait until the July meeting. He asked that she provide her decision later in the meeting.

- **Financial Report**
  Tom presented the finance review for May. An exception was noted due to the lack of an Invoice from WD Yards for landscaping services.

- **HOA Managers Report**
  Jenn reported that the Spyglass website needs to be updated. Mat offered to check with a friend that does websites for information. Jenn to reach out to the community to check for volunteers to update the site.
  Jenn asked for volunteers to complete the 2nd inspections of lots and homes. Volunteers are needed on 6/11 at 9AM.
  Jenn was congratulated on passing her exam to a Certified HOA Manager.
  For fyi purposes only. Jenn shared an insurance quote from Secura for $11,267. Current insurance with State Farm is $7008, dates from 3/26/2026 -3/26/2027.
  Information regarding the cost to repaint the mailboxes and the community center entrance concrete was shared. No decisions were made.
  The water district is removing the large cottonwood tree that fell on HOA property and is going to repair the fence.

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- ACC Report
  The ACC report was presented by Don Carlson. He reported the committee received 7 submissions: 3 fences, 1 shingle replacement, 1 painting of trim, 1 catio, 1 landscaping plan. All were approved.

- **Presidents Report**
  Scott provided an update to the pool. Issues which have been noted have been worked on with the pool maintenance company, Chaparral. A letter has been sent to Watermark and to date no response has been received. Our attorney has sent a letter to Watermark and the issues are no between Watermark and the attorney. Jen is the liaison between the board, attorney and Watermark.

  Scott thanked the members that have volunteered to close the pool and volunteers in general. He encouraged others to volunteer.

- **Other Business**
  Kari will defer her motion to the next meeting.

  Clear Networks Fiber Optics presented information regarding activities in the area and opened the floor for a Q&A. Rebecca from Clear Networks was present and Derick was online to answer questions. The membership was invited to ask questions.
  Clear Networks is to provide additional information including specifics about designated area they are requesting to have access to and how they will access the area. The Board is unable to make a decision until more information has been received.

  Don asked to have the attorney consulted regarding how any payments from Clear Networks would affect the taxes of the HOA.

- A motion to suspend the meeting and move to the Executive Meeting was made by Mat and seconded by Karla. The vote was unanimous at 7:55PM.