

Agenda

1. Welcome (President)
2. Owners Forum – 10 min.
3. Call to Order & Roll Call (President)

Vice President/Director	Sterling Babcock	<input type="checkbox"/>
Director	Dave Blankenbeckler	<input type="checkbox"/>
President/Director	Fritz Foss	<input type="checkbox"/>
Director	OPEN	<input type="checkbox"/>
Director	Jason Kruse	<input type="checkbox"/>
Treasurer	Lori Varbaro	<input type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>
4. Meeting Minutes Approvals – 15 min.
 - VOTE: June 13, 2023 Board Meeting Minutes
 - VOTE: September 26, 2023 Annual Meeting Minutes
 - VOTE: October 2, 2023 Special Board Meeting Minutes
 - VOTE: October 25, 2023 Special Board Meeting Minutes
 - VOTE: November 09, 2023 Budget Meeting Minutes
 - VOTE: January 31, 2024 Meeting Minutes
5. Treasurer's Report – 15 min.
 - Report on Annual Assessment receipts as of 02/22/24.
 - Surety Bond coverage increase (from 5 to 7 Board members) and renewal from old premium level of \$257 to new premium level of \$298.
 - Revisit property sale transfer fee increase (from \$125 to \$200)
 - VOTE: Increase property sale transfer fee to \$200.
 - Storage unit.
 - Review 2023 actuals.
 - Review 2024 actuals.
6. Old Business/Committee Reports – 20 min.
 - Design Review (Dave, Fritz)
 - Review DRC Chair Hand-off Meeting with Dave Bartel, Brian Terry.
 - Use of existing Design Guidelines for consolidated Filings 1, 2, 5.
 - Landscaping (Sterling)
 - Agreement status with Rainbow Ridge for maintaining Outlot A on the east side of Ridgeview Dr between Emerald Dr and Pike Rd.
 - Cul-de-sac solar conversion scheduling update.
 - Fence repair near Sunset & Plateau planned for March 2nd.
 - IT
 - Migration from Google Workspace & Dropbox to IONOS electronic communication/storage tools – updates/testing status (Sterling)
 - Web domain hosting
 - Email

- Gmail accounts' contents archiving
- Cloud storage (electronic records)
- Planned website changes (Dave)
 - Move "Enforcements" section on Design Requirements page to Contact Us page.
 - Take down Jan. 31 Board Meeting notices, on Welcome page (under Latest News) and on News page.
 - Add "Annual Assessment Reminder" link under Latest News on Welcome page.
 - Take down "Proposed New Neighborhood Logo" item on News page.
- 7. New Business – 20 min.
 - Discuss review/revision plans for current Bylaws and Articles of Incorporation.
 - New Communications Committee – Jason Kruse, Chair
 - Discuss purpose, goals, make-up.
- 8. Board/Committee Open Positions
 - Director (2025)
 - Secretary
 - DRC members – need 3 from each of Filings 1A, 3, 4, 6 (Chair can be the 3rd member for each filing), 3 total for consolidated Filings 1, 2, 5.
- 9. Approvals
 - None since prior Board Meeting approvals.
- 10. Executive Session
 - None.