

Agenda

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

Vice President/Director (exp. 2025)	Sterling Babcock	<input type="checkbox"/>
Director (exp. 2024)	Dave Blankenbeckler	<input type="checkbox"/>
President/Director (exp. 2026)	Fritz Foss	<input type="checkbox"/>
Director (exp. 2025)	OPEN	<input type="checkbox"/>
Director (exp. 2024)	Jason Kruse	<input type="checkbox"/>
Treasurer	Lori Varbaro	<input type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>
4. Director Volunteer – Dan Mispagel
 - Volunteer Statement.
 - VOTE: Nominate & appoint Dan Mispagel to fill vacant Director seat expiring in 2025.
5. Meeting Minutes Approvals – 15 min.
 - VOTE: September 26, 2023 Annual Meeting Minutes
 - VOTE: October 2, 2023 Special Board Meeting Minutes
 - VOTE: February 22, 2024 Board Meeting Minutes
6. Treasurer's Report – 20 min.
 - Annual Assessment – receipts as of 03/27/24.
 - 2023 Tax Forms – preparation and filing update.
 - Final 2023 YE Scorecard – review.
 - 1Q 2024 Financials – review at April Board Meeting.
 - Proposed Independent Review of Financials – discussion.
7. Old Business/Committee Reports – 25 min.
 - Design Review (Brian Terry – out of town, Dave Blankenbeckler)
 - Three Project Submission Forms (PSFs) submitted and approved since previous Board Meeting.
 - Landscaping (Marcia Babcock, Pat Zolotar, 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 – been arranged for early April.
 - Fence repair near Sunset & Plateau, along Plateau completed March 2nd.
 - Annual maintenance update – walkthrough with provider this Friday morning.
 - IT (Sterling)
 - 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)
 - Update PHP version to stop \$9 monthly out-of-date fee.
 - Names and filings of new DRC members (once they are on-board).
 - Move "Enforcements" Section to right side banner after the Making a Change pane.
 - Communications (Jason, Dan Mispagel)
 - Continue with periodic informational flyers.
 - Updating master email address list.
 - Update website with a form through which Members may volunteer their preferred email address for receiving communications from the HOA.
 - Looking into setting up other forms of communication.
8. New Business – 15 min.
- New Committee to review/revise governing documents.
 - Jason Kruse to Chair.
 - Need volunteers from the Membership.
 - Goal to have revisions to put before the Membership well ahead of Annual Meeting.
 - HOA Homeowners' Rights Task Force – final report expected by April 15.
 - CO General Assembly established in 2023 via HB23-1105.
 - 2024 CO General Assembly Regular Session (<https://leg.colorado.gov/bills>)
 - 33 bills introduced under the Housing Subject.
 - 10 bills introduced under the Water Subject.
 - Dan Mispagel has volunteered to keep track of HOA-related legislation.
9. Board/Committee Open Positions
- 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.
 - Three new Member volunteers (will announce and post to website once they are on-board).
10. Approvals
- 03-26-2024 email motion and vote to approve revisions to previously approved public versions of 06/13/2023, 09/06/2023, 01/31/2024 Meeting Minutes.
11. Executive Session
- None.