

## 2/22/2024 Board Meeting Minutes

1. Welcome (President)
2. Owners Forum – 10 min.
  - Four Members attended and nobody chose to speak.
3. Call to Order & Roll Call (President)

Vice President/Director	Sterling Babcock	<input checked="" type="checkbox"/>
Director	Dave Blankenbeckler	<input checked="" type="checkbox"/>
President/Director	Fritz Foss	<input checked="" type="checkbox"/>
Director	OPEN	<input type="checkbox"/>
Director	Jason Kruse	<input checked="" type="checkbox"/>
Treasurer	Lori Varbaro	<input checked="" type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>
4. Meeting Minutes Approvals – 15 min.
  - VOTE: June 13, 2023 Board Meeting Minutes **Vote Result:** Unanimous approval. **Vote Passes.**
  - VOTE: September 6, 2023 Board Meeting Minutes **Vote Result:** Unanimous approval. **Vote Passes.**
  - VOTE Postponed: October 2, 2023 Special Board Meeting Minutes **Vote: Postponed.**
  - VOTE: October 25, 2023 Special Board Meeting Minutes **Vote Result:** Unanimous approval. **Vote Passes.**
  - VOTE: November 09, 2023 Budget Meeting Minutes **Vote Result:** Unanimous approval. **Vote Passes.**
  - VOTE: January 31, 2024 Meeting Minutes **Vote Result:** Unanimous approval. **Vote Passes.**
5. Treasurer's Report – 15 min.
  - Report on Annual Assessment receipts as of 02/22/24. Reminders to go out.
  - 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. **Vote Result:** Unanimous approval. **Vote Passes.**
  - Storage unit price rose from \$50/month to \$88/month. Tables were not in good condition and renting would be cheaper. Got rid of tables and storage unit closed. Christmas lights and signs stored in President's garage. Treasurer has paper records.
  - Review 2023 actuals. Treasurer mentioned that 3-6 month operational cushion is standard.
  - Review 2024 actuals. Board will decide on how much to move to Reserve Fund.
6. Old Business/Committee Reports – 20 min.
  - Design Review (Dave, Fritz)
    - Review DRC Chair Hand-off Meeting with Dave Bartel, Brian Terry. – Skipped
    - Use of existing Design Guidelines for consolidated Filings 1, 2, 5. – Skipped

- Landscaping (Sterling)
    - Agreement status with Rainbow Ridge for maintaining Outlot A on the east side of Ridgeview Dr between Emerald Dr and Pike Rd. – **To Do**.
    - Cul-de-sac solar conversion scheduling update. – Commencing end of March
    - Fence repair near Sunset & Plateau planned for March 2<sup>nd</sup>.
  - IT
    - Migration from Google Workspace & Dropbox to IONOS electronic communication/storage tools – updates/testing status (Sterling)
      - Web domain hosting moving from Squarespace to Ionos since free.
      - Email – Google raising price. Check to determine if we qualify for non-profit fees waiver. Will look in to possibly moving to Ionos.
      - Gmail accounts contents archiving – Sterling to do test backup of mail.
      - Cloud storage (electronic records) – Testing Ionos storage.
    - 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.
- (some of this item was discussed before Old Business per Member request)  
Discussed review/revision plans for current Bylaws, Articles of Incorporation, and CC&Rs and DGs along with their relative priorities. President contacted Altitude Law to get the doc version of current documents. Also discussed potential problems with the Board approving Policies that amend the governing documents without a vote of the Membership.
  - New Communications Committee – Jason Kruse, Chair
    - Discuss purpose, goals, make-up. Member Dan Mispagel offered to help.
    - Working to keep Noel Martinez communications updated.
8. Board/Committee Open Positions
- Director (2025)
  - Secretary
  - DRC members – need 3 from each of Filings 1A, 3, 4, 6 (Chair can be the 3<sup>rd</sup> member for each filing), 3 total for consolidated Filings 1, 2, 5.
9. Approvals
- None since prior Board Meeting approvals.
10. Executive Session
- None.