

Meeting Minutes

1. Welcome/Opening Remarks (President)
 - Meeting mostly dedicated to discussing Internal & External Financial Reviews (FRs).
 - Bylaws justification of FR
2. Owners Forum – 10 min.
 - Member – thanked HOA Board for working on the FR.
 - President – apologized for mistakenly reserving smaller capacity conference room.
3. Call to Order & Roll Call (President)

Vice President/Director (exp. 2025)	Sterling Babcock	<input checked="" type="checkbox"/>
Director (exp. 2024)	Dave Blankenbeckler	<input type="checkbox"/>
President/Director (exp. 2026)	Fritz Foss	<input checked="" type="checkbox"/>
Director/Secretary Pro Tem (exp. 2025)	Dan Mispagel	<input checked="" type="checkbox"/>
Director (exp. 2024)	Jason Kruse	<input checked="" type="checkbox"/>
Treasurer	Lori Varbaro	<input checked="" type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>

 - Vice President – noted room of 12 not large enough to accommodate everyone
 - At least 5 Members not able to attend.
 - These Members declined offer for one of them to attend in his place.
 - President – noted (without objection) plan to make all FR material available via mail.
4. Treasurer – Distribute/Discuss Internal and External FR documents – 1 hour
 - Went through Findings in FR Summary.
 - Q & A throughout the discussion with various Members
 - HOA President stated there was no malfeasance or fraud found during the FR.
 - Previous Board Member requested opportunity to provide input on FR findings before wider distribution of FR documents.
 - Without objection, HOA President acceded to previous Board Member's request and agreed to correct any demonstrated factual errors in FR findings.
 - Member wanted to know how many transactions monthly on average.
 - Member stated it's not the Board's money or checking account; Board has responsibility to the community.
 - Member stated they want accountability and transparency from the HOA Board.
 - Went through Recommendations in FR Summary.
5. Meeting Minutes Approvals
 - MOTION/VOTE – Approve March 27, 2024 Meeting Minutes. **Passed unanimously.**
 - MOTION/VOTE – Approve April 29, 2024 Meeting Minutes. **Passed unanimously.**
6. Old Business/Committee Reports – 30 min.
 - Design Review (Brian Terry)
 - Vice President objects to DocuSign for signing Project Submission Forms (PSFs) for security reasons.
 - 18 projects unanimously approved since March – each approved usually within 24 hours then uploaded to Association's Dropbox records archive.

- DRC will be reviewing, updating, and/or combining archived consolidated and unconsolidated filings' Design Guidelines (DGs) for Board and Member consideration/approval.
 - Currently seven members on DRC.
 - Landscaping (Pat Zolotar)
 - VP on record – Sterling and Marcia Babcock no longer on Committee
 - Cul-de-sac solar conversion – complete
 - Backflow preventer testing – complete (both passed)
 - Trees to be trimmed and pruned.
 - Main Entrance flowers/planting labor donated by Community Members.
 - Discussions around several yard projects where neighbors assisted neighbors.
 - Unsolicited and unapproved CAM (Fritz) – update: will schedule a meeting with service provider to explain why Association cannot pay for such work.
 - IT (Sterling)
 - Update on ongoing IT changes; HOA President tested IONOS email & HiDrive.
 - Still verifying security.
 - Recent/planned website changes
 - Updated PHP version – Sterling with IONOS assist; stops \$9 monthly out-of-date fee).
 - Names/filings of new DRC members now on Website.
 - “Enforcements” Section now on Contact Us page (removed from Design Review page).
 - Communications (Jason, Dan) – deferred until July 31, 2024 Board Meeting.
 - Governing Documents Review (Jason) – deferred until July 31, 2024 Board Meeting.
 - HOA-related legislation tracking (Dan) – deferred until July 31, 2024 Board Meeting.
 - Neighborhood Garage Sale – Joint with Rainbow Ridge, took place June 8th – success!
 - 16 sales, 2 lemonade stands, 1 cookie stand, 1 cotton candy stand
 - Rainbow Ridge Estates wants to join in next year!
 - Annual Block Party – deferred to July 31, 2024 Board Meeting.
 - Rejoining Longmont NGLA – deferred until July 31, 2024 Board Meeting.
7. New Business – None
8. Board/Committee Open Positions
- Secretary – Currently done by Director Dan Mispagel
 - 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 without a Meeting – None
10. Executive Session – None

Adjourned