

Meeting Minutes

1. Welcome (President)
 - **Mentioned Financial Review and related documents and how to request/receive them.**
2. Owners Forum – 10 min.
 - **No speakers, but if time Q&A will be held before the end of the meeting.**
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"/>	Proxy to Pres.
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 type="checkbox"/>	
Secretary	OPEN	<input type="checkbox"/>	

Dave Blankenbeckler's absence excused (work commitments). President voting for Director Dave Blankenbeckler.

Lori Varbaro absent (helping friends impacted by the Stone Canyon fire).

4. Meeting Minutes Approvals
 - **MOTION/VOTE** – Approve June 27, 2024 Board Meeting Minutes.
 - i. **Motioned to Approve**
 - ii. **Seconded**
 - iii. **Passed Unanimously**
5. Treasurer's Update – 5 min. **(Lori arrived, stayed through Item 7 on agenda.)**
 - Mid-year 2024 Financials
 - **Moved to August 2024 Board Meeting**
6. Old Business/Committee Reports – 25 min.
 - Design Review (Brian Terry, Dave)
 - Approval process streamlining – no longer using DocuSign due to security concerns. Revisit/look for alternatives.
 - **No New Updates**
 - Landscaping (Pat Zolotar)
 - Annual maintenance – update on tree pruning
 - **Completed, vendor did a good job.**
 - 2024/2025 snow removal – provider search/bid requests underway
 - **Bids are in progress.**
 - Unsolicited/unapproved common area maintenance (CAM) – update (Fritz)
 - **Issue resolved with past vendor no payments made for unauthorized work.**
 - IT (Sterling)

- Migration from Google Workspace & Dropbox to IONOS email/cloud storage tools – updates/testing status (Sterling)
 - Email (electronic communication) – IONOS hosting/testing update
 - **Testing email has a nominal monthly fee.**
 - **Successfully tested migration of a low-use account.**
 - Gmail accounts' contents archiving/migration – test successful
 - Cloud storage (electronic records) – IONOS HiDrive testing update
 - **PHP updated, so no longer paying monthly fee.**
 - **Dropbox paid upfront, so still have time to switch.**
 - **Further discussion on Dropbox storage by Board and Members.**
- Website changes (Dave, Sterling, Fritz)
 - Enabled automatic updates to WordPress and plugins.
 - **A plugin is throwing an error, but website function not impacted.**
 - Updated names/filings of new DRC members – listed on Website.
- **Comments:**
 - **Move to IONOS email motivated by desire to get away from using personal email accounts and ensure inter-Board correspondence continuity while maintaining security and saving money.**
 - **IONOS email testing went well.**
- Communications (Jason, Dan) – update
 - **Challenged by how to communicate – Email (not all Members provide their email address for HOA communication), flyers (hand delivered in newspaper boxes; posted on Website)**
 - **Acknowledged Members who brought electronic voting option to Board's attention and will be taken under consideration.**
- Governing Documents Review (Jason) – update
 - **Meeting every Wed – Starting with By-Laws.**
 - **Goal to provide final Bylaws. draft to Members for consideration/input, highlighting/explaining proposed changes, followed by a Member vote to approve.**
- HOA-related legislation tracking (Dan) – update
 - **Spreadsheet started collecting data.**
- Annual Block Party – update
 - **MOTION/VOTE – Approve Sept. 28th (rainout Sept. 29th) in the Cul-de-Sac.**
 - **Motioned**
 - **Seconded**
 - **Passed Unanimously**
 - Proposed format this year – Potluck food and BYO drinks
- Rejoining Longmont NGLA – update
 - **Requested volunteer.**

7. New Business – 10 min.

- Upcoming Treasurer Change
 - Treasurer Lori Varbaro stepping down on August 6th, 2024. Please join the Board in thanking Lori for her service to the Association.
 - **Thanked Lori for her service officially.**
 - **MOTION/VOTE** – Approve Director Dave Blankenbeckler to serve as Treasurer Pro Tem with assistance from the President effective August 6th until such time as a new permanent Treasurer is elected by the Board.
 - **Motioned**
 - **Seconded**
 - **Passed Unanimously**
 - **Discussed need for finding a qualified volunteer for permanent Treasurer.**
- Annual Meeting – propose and discuss suitable dates.
 - **Possible dates discussed. Likely to be a day in October.**
 - **Capacity of Library 112**
 - **Should we have on a Saturday?**
 - **Past Annual meeting would fill the library to capacity.**
 - **Further discussion required.**

8. Board/Committee Open Positions

- Secretary (Director Dan Mispagel serving as Secretary Pro Tem)
 - **Asked for a volunteer.**
 - **No new updates.**
- 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. Besides Chair, we now have volunteers (see Website Design Review page)
 - 2 from Filing 2
 - 1 from Filing 3
 - 2 from Filing 6
 - 1 from Filing 4
 - **Need Volunteers.**
 - **18 Approvals**
 - **Zero unapproved**
 - **Board and DRC Chair agreed to temporarily allow RV parking in the neighborhood due to local fires.**

9. Approvals

- July 21st, 2024: Email motion to approve the Board's Response to a July 10th, 2024 rebuttal of the Financial Review documents presented at the 06/27/2024 Board Meeting. **Motion passed** (unanimous).
- July 28th, 2024: Email motion to approve immediately mailing all Association Members a signed cover letter together with the Board's Financial Review Summary. **Motion passed** (3 in favor, 2 abstentions).
 - **President read approvals done by board via email.**

10. Executive Session

- None

Q&A on Board's Response to FR Rebuttal and other matters:

Community member had a question concerning when Altitude Law (AL) monies were approved by previous HOA board. President asked for clarification of the question, then discussed/read Board's Response to FR Rebuttal to answer the question and made clear that the FR documents and the FR rebuttal provide the context for the Board's Response.

Discussed need for mechanisms (e.g. within By-Laws and/or policies) to ensure the Board functions properly on behalf of the Community, including keeping disclosure/discussion of planned spending in open session, and getting proper approval prior to spending monies from the Community. Discussed prior legal spending and whether there is a need for further review.

Discussed importance for Member involvement/input before approving/spending Association funds, and importance for periodic financial reviews if not a full audit.

Discussed making sure the process for putting policies in place includes adequate Member involvement prior to a vote to approve, including existing/proposed policies review at annual meetings. Discussed the need to review existing policies in conjunction with the By-Laws review.

Adjourn