

Meeting Minutes

1. Confirmation of quorum

Quorum achieved: 32 needed (20% of 157), 36 attended in person, 17 by proxy, for a total of 53 (34% of 157). Sign-in volunteers: Sterling Babcock, Kirsten Mispagel, Rachel Clayborn. Proxy validators/handlers: Susie Foss, Todd Springsteen, Marcia Babcock.

2. Call to Order & Roll Call (President)

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

3. Introductory remarks (Fritz Foss) – 10 min.

Thank you to Meeting Volunteers. Introduction of Board Members / Officers and Committee Chairs. Summary of Board Meetings and Actions since last year's Annual Meeting. Goals before next year's Annual Meeting. Request for volunteers.

4. Elect Directors to fill two expiring and one vacant 2025 Board seats. For each of these seats:

- Introduce named Candidates.
- Call for additional candidates.
- Candidate statements
- Member vote (**used ballots since some proxies included directed votes**)

Ballot/vote counters (selected at random) during meeting: Jennifer Lynn, Todd Springsteen, Nina Tobias, Jerry Kennedy.

MOTION/VOTE/BALLOT #1: Fill vacant Director position, term expiring 2025 ("Director 1" on directed proxy).

Candidate: Director Jason Kruse

RESULT: Jason Kruse was elected: 39 paper ballot, 8 directed proxy for 47 total votes in favor.

NOTE: directed proxies tally checked post-meeting, resulting in 2 additional for a total of 8 directed proxy votes in favor.

MOTION/VOTE/BALLOT #2: Fill expiring 2024 Director position, new term expiring 2027 ("Director 2" on directed proxy).

Candidate: Director Dave Blankenbeckler

RESULT: Dave Blankenbeckler was elected: 42 paper ballot, 9 directed proxy for 51 total votes in favor. NOTE: directed proxies tally checked post-meeting, resulting in 2 additional for a total

of 9 directed proxy votes in favor.

MOTION/VOTE/BALLOT #3: Fill expiring 2024 Director position, new term expiring 2027.

Candidate: Member Julie Emo volunteered as write-in candidate during meeting.

RESULT: Julie Emo was elected: 46 paper ballot and total votes in favor.

Financial Report (Dave Blankenbeckler) – 40 min.

- 2024 YTD Actuals Review
- 2025 Budget Review/Vote

Questions/Comments during Financial Report:

- Suggestion to seal the brick part of the entrance sign to protect it from weather damage.
- Question about previous legal spending. Previous Boards acted in good faith in seeking legal counsel when believed to be in the best interest of the Association to do so.
- Suggestion to consider water credit increase to the 2 homeowners who water the corner common area plantings.
- Question about Ridgeview/Creekside intersection water leak (not within Creekside area of responsibility). Will contact City to see when repair is planned.
- Question: When is one of the Plateau/Parkview project scheduled? 2025. Will obtain 3 bids for (likely revised) landscape design.
- Question: Will areas along Plateau bordering our neighborhood be maintained (especially following the construction work along Plateau)? Left Hand Water District planning to perform restoration.
- Question (concern about ongoing Secretary vacancy): Who can volunteer for two vacant officer positions (Secretary, Treasurer)? Anyone can volunteer – volunteer does not have to be a board member, but board members can volunteer (with the exception that President cannot act as Secretary). Suggestion to hire a scribe for the Association.
- Question: Will dues be the same in 2025? Yes.

MOTION/VOTE: Reject the 2025 Association Budget (“Vote 1” on directed proxy).

RESULT: 2025 Budget was Not Rejected: 42 paper ballots, 7 directed proxies for 49 total “Do Not Reject” votes, 1 paper ballot for 1 total “Reject” vote. NOTE: directed proxies tally checked post-meeting, resulting in 1 additional for a total of 7 directed proxy “Do Not Reject” votes.

5. Committee Reports – 30 min.

- Design Review Committee (Brian Terry, Chair)
 - Reported on approvals; volunteer needs; design guidelines review/revisions.
- Landscaping Committee (Fritz Foss reporting for Pat Zolotar, Chair)
 - Reported on Common Area maintenance items, including plantings donations at main entrance and Cul-de-sac; solar power conversion for

watering controller at the Cul-de-sac; snow removal service provider hired; plan to clean and paint the main entrance ; monitoring entrance road repairs after Plateau Road water main replacement; thanks to all the landscaping project volunteers.

- Communications Committee (Jason Kruse, Chair)
 - **Check for information on the website.**
 - **Flyers will continue to be used (cost is donated). Email board if you don't want the flyer. Email the board if you want flyer AND email notifications.**
- Governing Documents Review Committee (Jason Kruse, Chair)
 - **Once Bylaws have been redlined, then attorneys will review and Members will see draft redlined version. Objective for revising: assign more power to Members and less to the Board. Next step: review/revise Policies.**
- Legislation Tracking Committee (Dan Mispagel, Chair)
 - **Creating a spreadsheet with links to review any legislation relating to HOAs for 2022-2024; will bring any relevant issues to Board and member attention.**
 - **Question about Accessory Dwelling Unit (ADU) legislation. Ongoing research and will update Members.**

6. Homeowners Forum/Q&A – 20 min.

- **Only two of eight Members who signed chose to speak. Both thanked volunteers.**

7. Adjourn

- **Meeting was adjourned 7:33 pm.**