

Quick recap

The Board discussed administrative matters including scheduling a private meeting about a letter, division of duties to replace Tony next year, and budget updates showing 85% of projected income collected and 42% of expenses spent. They reviewed community issues including new construction applications, fire restriction signs, warnings for short-term rental and parking violations, and damage to a resident's trees from excessive magnesium water application. The Board discussed ordering "No Outlet" signs for dead-end streets and noted progress on property cleanup before adjourning.

Next steps

- Board members to brainstorm potential division of duties for post-Tony's departure
- Board members to research potential workforce in the valley for post-Tony's duties
- David to contact Tiffany regarding fire warning sign invoice discrepancy
- David to follow up with Tiffany about warning letter return status
- Dan to document and report any future short-term rental violations with photos
- Janel to compile list and locations of dead-end streets needing "no outlet" signage
- David to work with Tony to order new street signage through city vendor
- David to schedule private meeting with Kirsten, Pat, Korynn, Chase and board members to discuss short-term rental accusations
- Julie Redd to help coordinate attendance of Pat and Corinne for the private meeting

Summary

Letter Explanation Meeting Scheduling Discussion

David and Dan discuss scheduling a private meeting with unnamed individuals to have them explain a letter line by line. David emphasizes they still need an explanation for the letter. The group waits for others to join the meeting.

Board Duties Reorganization Planning

David asks the board members to brainstorm about the division of duties before the next quarterly meeting, particularly focusing on finding replacements for Tony who will be leaving next year. They need to plan for winter snow plowing, summer road maintenance, weed control, mag water application, and secretary duties including meeting minutes and annual meeting coordination. David emphasizes the importance of researching potential workforce options in the valley well before Tony's departure.

Budget and Expenses Update

David provides an update on the budgeting spreadsheet, reporting that 85% of projected income has been collected and about 42% of expected expenses have been spent so far this year. He notes that some expenses are on track, such as insurance at 103% of budget, while others are lower than expected, including annual meeting expenses at less than half of previous years and fire warning signs at only \$400 instead of the anticipated \$1,100

Community Updates and Construction Applications

David reports that Tiffany handles collections automatically and confirms they are as confident as possible about having good contact information for lot owners, though not 100% certain, citing an example of a returned city citation. The board discusses two new construction applications on lots C-30 and E-20, indicating continued community growth. David mentions that fire restriction signs have been installed by Travis (the Rich County Fire Warden) for approximately \$1,100, though Tiffany's records only show \$400 so far, and Travis will handle removing and reinstalling the signs seasonally.

Community Violations and Enforcement Update

David reports that four warnings have been issued in the community recently: two for short-term rental violations (including one that required sheriff intervention for a late-night party) and two for construction vehicles parking on roads. He also mentions that both parking issues were resolved after warnings were issued. Additionally, there was an incident with Mag water application in early June where excessive product was applied in a cul-de-sac on Sunrise Circle, causing overflow problems.

Aspen Trees Magnesium Water Issue

David reports that a resident's aspen trees are in distress due to magnesium water pooling in the cul-de-sac and flowing down the resident's driveway. The board discusses whether to compensate the homeowner for the damaged trees, with Janel suggesting they wait to see if the trees recover since they were native rather than planted by the owner. David agrees to revisit the issue in spring, and the board decides to ensure that magnesium water is not applied in the cul-de-sac in the future.

HOA Compliance and Signage Issues

David will contact Tiffany regarding a sign invoice and to determine if a warning letter was returned along with a city citation for a property with unauthorized short-term rentals. Dan notes that renters were seen at the property again, and David asks him to document this for evidence to share with Chase from the city. Janel volunteers to identify locations needing "No

Outlet" signs for dead-end streets to prevent confused drivers, and David will work with Tony to order these signs. David reports that one property with brush piles had started cleanup with a wood chipper, while Dan mentions another lot on Juniper Drive is for sale with cut brush still remaining on site.

Rental Concerns

Kirsten explains she and Julie are attending to address accusations of short-term rentals, and David promises to set up a separate meeting with the Board, Kristen, Pat, Corinne, and Chase in the next week or two to discuss this issue. After confirming no other business, the meeting is adjourned with a motion from Dan and a second from Janel.