

10-2-17 HOA board meeting minutes

1. Administrative business:

Call to order at 6:30pm and quorum established. Present Bob Harley, Ed Dawson, Dan Healy, Rich Saccamanno and Carole Turner. Meeting held at 1221 Fireside Lane.

Response for Vandervert for covering cost of Budinger study was that he was not going to pay.

Discussion of the hydro seeding on Cooper Canyon to start this week as well as the landscaping contract is still in negotiations. Jamming is going to check on a new product to kill the weeds and also going bid on snow removal.

2. Topics for Oct 12 HOA meeting

Presentation of proposed changes to CCR'S and rule changes to allow fines to be levied and not allow plat changes without board or ARC approval. New rules will be added to the web sight by WEB properties. Proposed changes approved by the board and will be put out the hoa for a vote.

Gate opening for open houses times will allow for both upper and lower gates to be open.

Discussed handouts and proxies can they be done for amendments we need to check with Spencer.

Will have WEB there no more that 2 hours to avoid ot charges.

Discussed the protocol for members to speak at the upcoming hoa meeting, intro of new residents.

Bob to handle how assessments for unusual expenses are made as well as the townhouse issue was handled.

Gate security update by Dan is that this is going to go to WEB to put out bids and these will be then submitted to the ARC for review.

Excessive gate use to be covered by Bruce Johnson. Remotes to be left when sold and maybe a refundable deposit to ensure compliance and cover costs if they are not left. Also discussed excessive lower gate use by contractors and possible ways to control this.

Upcoming board vacancies and if no candidates the board can appoint or run with only three. Nominating committee we need more volunteers and candidates by the end of the year.

Updated CCR & Rules binders have been done by Dan for new residents.
Berger home update on demo to start, nothing new on McCullough home.

Ask for volunteers on emergency response plan and info on crime watch program.

Coyote issue nothing can be done.

Cooper Canyon cart path utilities not in danger.

Amendment presentation to be voted on, will be prepared by Spencer.

Dan to prepare language on assessment to cover unusual expenses from legal fees
and Budinger report.

Other talking points to include water incursion report and home sales report.

Adjourned 7:45pm