



## **2023 2nd Quarter Meeting Minutes**

April 15, 2023, 10:00 AM - Noon

**Establish a Quorum:** Quorum established, Jerry Eno (JE), Catherine Green(CG), Andrew Newton (AN), Jim Dietvorst (JD) there was one other person present for the meeting. Not present Spencer Thomas (SP), Janine Snyder (JS)

**Approval of the Minutes from the 1st Quarter 2023:** CG motioned, AN 2nd. Approved

### **Reports:**

1. Correspondence: CG gave report on received Correspondence
  - a. Marlise Hug Lot #247 believes she paid twice Feb 17 & Mar 1. Would like to apply second payment to next year.
  - b. Lot# 166 & 167 combined via the county and now wants to pay one lot fee. JD will request the attorney provide a legal position on this. If we have multiple owners combine lots then the annual dues would have to be increased for all owners.
2. Treasurer's Report/Financials, CG reported
  - a. Bank balance as of 4/15/2023: \$92,972.23
  - b. Acct Receivable: \$7,300.00 31- 60, \$6,600 91 & over
  - c. Approval of the Treasurer's Report,
    - i. JE motioned, AN 2<sup>nd</sup>. Approved
3. Architectural Review, JS reported
  - a. JE will talk with JS to clarify the architectural review process.
4. Website, JD reported
  - a. JD is working on updating the overall website.
  - b. FAQ's get rid of phone numbers and names and go to committee references.
  - c. JD is trying to use links versus documents that change over time.
5. Lower Sacramento Creek Reservoir Company,
  - a. ST was unavailable.

### **Old Business:**

1. Weed Control Mitigation Plan, JS unavailable
2. CUSP & Slash/Trash Day at Transfer Station, CG to provide dates at a later date.
  - a. Updated 4-17-2023
    - i. CUSP(Coalition for the Upper South Platte) Curbside Chipping Dates, June 9 & September 16, 2023
    - ii. Slash/Trash Day, July 22, 2023

## **New Business:**

1. Alpine Bank: All board members are approved for signing checks through Alpine Bank
2. Maintenance at the Recreation Area. JS will talk with Black cat and have it pumped prior to the annual meeting.
3. Covenant Enforcement Issues– None at this time.
4. Short Term Rentals –
  - a. JE asked how is enforcement handled. Through the Sheriff's department. NWFD will come out if called and put out campfires for those without burn permits.
  - b. Should we have something in our covenants to monitor or have rules concerning short term rentals, If so, we should discuss and have something to vote on for the annual meeting.
5. Budget – CG reported.
  - a. In order to stay as a non-profit we need to spend a certain amount of what we collect. We collect in dues \$24,450.
    - i. On projected income we need to make sure we spend the required amount by the IRS. Estimated to be 90%.
  - b. We need to determine who has access and is on the lease for the safety deposit box and who has the keys.
  - c. Credit card charges. JD will work with webmaster to get additional payment methods and payment data available.
6. Status of Yearly Dues Letters, CG sent out letters
7. Bookkeeper, CG says current bookkeeper is not providing any support to the association that is needed. We need to find a bookkeeper that can provide the support the association needs.
8. Next Meeting was moved from the second week of July to the third week of July July 15<sup>th</sup>.
9. Other, None

**Adjourn:** JD motioned to adjourn, AN 2<sup>nd</sup>, approved.