



Board Meeting Minutes May 31st @ 7:00pm

Call to Order by Danielle at 7:01 pm. Board members in attendance: Thom Hearne, Matt Lien, and Joe Ellis. Also, in attendance Danielle Lavala from Development Services.

Approval of minutes from meeting April 13, 2022. Minutes reviewed individually. A motion made to approve the minutes as stated, seconded, and unanimously carried.

Executive session: Need to confirm with attorney for status update artificial tuff issue.

Election of Officers:

President: Thom Hearne
Vice President: Doug Wielunski
Treasurer: Matt Lien
Secretary: John Perry
Director: Joseph Ellis

Homeowner's in Attendance: No homeowners in attendance.

Financials: Danielle review the financials to May 31, 2022. A motion made to turn over the past due account to Smith Knowles for further collection activity, seconded, and unanimously carried.

Architectural Review Committee: The Committee is working on creating guidelines for xeriscaping. Will have guidelines for board review by next board meeting.

Old Business:

- Legal Update:
 - Quorum change: Board would like to update the bylaw annual meeting quorum to a more attainable percentage. Tabled until next meeting.
 - New Development – Blackrock town homes entrance on Brian Ave. The main concern is parking for the number of townhomes being built and the impact of the main entrance off Brian Ave. Board is collaborating with attorney and getting a traffic study.
- Repair of Rim common area fence: Board is working on a contractor to get quote for these repairs
- Landscaping
 - Rock: Board & landscaping committee are collaborating with the landscaper to get a large style of rock/mulch for the planter beds.
 - Trail Maintenance- The Fire & Trail committee will work together to install signage and review maintenance plan.
 - Fire wise: Thom will follow up with Tanner about the communities Firewise status and any potential cost.
- a. Discussed the need for a reserve study and decided funds could be better spent else ware. Estimated cost for a formal reserves study is \$3,000- \$5,000.
- b. Review of Current CC&R's. Volunteers are needed for this project.
- c. Joe will follow up on volunteers from meeting.

New Business:

- A board member met with homeowner who has a truck and camper shell parked in the driveway. CC&R section 3.7 prohibits campers. Board will review this next board meeting.

There being no further business to transact the meeting adjourned at 7:57 pm. Minutes submitted by Danielle Lavala.