



## Board of Directors Meeting

January 25, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 2/29/2024 6:03 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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Brandon Culter, Darius Baer, Jarvie Worcester, John Eckhardt, Rachel Stanton, Jason Abair and Martin Lear were present representing the Board. Phyllis McPherson and Patrick Woytek were present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant was present. The meeting was held via Google Meet. There were homeowners in attendance.

### Agenda Changes/Additions

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The Agenda had these changes: One item to move is election of officers to be moved to end of meeting.

### Owner Forum

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There were 7 homeowners present. Topics of Discussion: ACC request that has been a struggle to get through, Appeal of ACC request.

### Homeowner Correspondence – Board input needed

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- A. 1540 Pitkin – Appeal of the ACC decision – Discussion was held. Decision will be made during Executive Session.
- B. 853 Maroon Peak Circle – Short term rental application – Discussion held in Executive Session.
- C. 3341 West Torreys Peak – short term rental application – Discussion held in Executive Session.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee is working hard on these applications that come in to get them moving forward. 96 addresses on list, 5 with partial damage, 23 homes did not start their rebuild yet.

### Consent Agenda

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- A. Meeting Minutes –12/12/23 meeting minutes were reviewed. Jarvie Worcester motioned to approve the minutes, Brandon Culter seconded, and motion carried. Jason Abair abstained.
- B. Financials – the December and January financial reports were reviewed. Brandon Culter motioned to approve the financials, Jarvie Worcester seconded and motion carried. Rachel Stanton abstained.
- C. Audit Proposal – audit proposal was presented. Jarvie Worcester motioned to approve the audit proposal, Rachel Stanton seconded, and motion carried.
- D. Contract for Events Movie – the redline contract was reviewed and Martin Lear motioned to approve, Jason Abair seconded, and motion carried. Darius Baer abstained from voting.

### Managers Report

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- A. Management Summary was presented to the Board. Yearly dues statements went out. Working with owners that did not access the portal and now want to pay dues through the portal. A few homes have had trash reinstated and we have adjusted those accounts for the trash service.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what we have focused on. Paint letters will go out all at once in March.
- C. Change from Smartweb to Vantaca – Board approved via email to move forward on this. Moving applications from Smartweb to Vantaca is being done. A few hundred are completed.
- D. Mobile version of the website – will meet with John Eckhardt separately to work on that.
- E. Draft of Annual meeting minutes was for review. Any changes will be completed.
- F. Board Education – set a date for Board education with the two new Board members. March 5 date is confirmed. 5150 will send out the invite.

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## ACC Committee

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- A. ACC Review and status update – this was reviewed.
- B. Committee Membership – discussion ensued about trying to get new members to the ACC. The Committee is down to 3 members. Looking for new members. Discussion regarding structural changes to the Committee was undertaken.

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## Old Business

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- A. Town Fence policy – this was reviewed. The town turned over maintenance of the fences they have maintained for the past several years, excluding those fences that back up to Town property and are not on any homeowner's property. Any fence that backs up to homeowners' yards is owned by the homeowner and the Town will no longer maintain the outside of the fence. Both sides of the fence will now be the homeowner's responsibility. The Town has sent letters to each of those owners in January. Options on the fence maintenance will be discussed with legal counsel. This option is tabled for now until Legal and Management can come up with a plan.

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## New Business

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- A. 2024 Inspection Strategy – discussion was held on this. Discussion regarding email blasts at what we are looking for before we do the inspections. Board will review what we will be sending before we send it out.
- B. Signature card – we need new signers as Anna is off the Board. The new signature blank card will be sent to John Eckhardt and Rachel Stanton to sign as officers of the Board.
- C. Invoice Approval – We need a Board member to go in and approve invoices weekly so vendors can get paid. This allows the Board to know what is being paid. Rachel Stanton is the new treasurer, and she will go in weekly to approve invoices.
- D. Event calendar – the event calendar was presented to the Board.
- E. Modify Event Budget – the Event Company would like to update the amount for the events, as the dollar amount in the budget has not increased in the last few years, but fees have gone up. The proposals will be reviewed as they come in.
- F. Fence Color policy – discussion regarding the fences that are not yet painted to the correct color was undertaken. This will be done under inspections.
- G. Short term rental enforcement – discussion regarding those short-term rental units that did not apply and what to do about enforcement. 5150 will check with the main short-term avenues to check who is advertising as a short-term rental and did not get prior approval to do so.
- H. Election of Board Officers
  - President – Jarvie Worcester motioned to keep John Eckhardt as President, Brandon Culter seconded, motion carried. John Eckhardt abstained from vote.
  - Vice President – Martin Lear nominated Brandon Culter for Vice President, Jarvie Worcester seconded, motion carried. Brandon Culter abstained.

Treasurer – Rachel Stanton volunteered, Brandon Culter motioned to nominate Rachel Stanton as treasurer, Jarvie Worcester seconded, motion carried. Rachel Stanton abstained.

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## Adjournment

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There being no further business, the meeting was adjourned at 8:08 pm to go into Executive Session. Next Meeting will be March 28, 2024 at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 8:10 pm. During Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.

Collection Account was reviewed. ACC duty and more education required. Short term rental applications were discussed. One application was approved unanimously. One other application was reviewed and denied unanimously. An ACC appeal was discussed and approved with one abstention. Painting appeal was discussed. Executive session adjourned at 8:50 pm.



## Board of Directors Meeting

April 4, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 4/4/2024 6:01 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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Brandon Culter, Darius Baer, Jarvie Worcester, John Eckhardt, Rachel Stanton, and Martin Lear were present representing the Board. Jason Abair was unable to attend. Phyllis McPherson and Patrick Woytek were present representing 5150 Community Management. Shanna Massier, Rock Creek Consultant, was present. The meeting was held via Google Meet. There were 3 homeowners in attendance.

### Agenda Changes/Additions

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The Agenda had no changes.

### Owner Forum

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There were 3 homeowners present. Topics of Discussion: Town fence policy, which is covered below.

### Homeowner Correspondence – Board input needed

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- A. Hearing on denial of short-term rental 3341- Discussion was held in regards why they want to get approval for the short-term rental. Rachel suggested they give more details on what they can do to conform with the policy and present for the next meeting. A decision will be held at the next meeting after being presented with those details from the owners.
- B. 2397 Appeal –Discussion held regarding why they want this appeal to be considered. They want exceptions to the two items denied by the Committee. Decisions will be held in the Executive Session.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority to ACC applications for rebuild projects.

### Consent Agenda

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- A. Meeting Minutes –2/29/24 meeting minutes were reviewed. Darius Baer motioned to approve the minutes, Jarvie Worcester seconded, and motion carried.
- B. Financials – the February and March financial reports were reviewed. Darius Baer motioned to approve the financials, Martin Lear seconded and motion carried. There will be reminder statements, consistent with the Association’s collection policy sent out to those that have not paid their dues yet.

### Managers Report

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- A. Management Summary was presented to the Board.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what the focus has been with regard to inspections. . 175 paint letters have been sent to date The Board would like to separate the closed violations from the active violations for simpler review.
- C. Change from Smartweb to Vantaca- Only one more section remains to be moved over. We are 75% completed.

- D. Board Education – this was completed. Additional items will be reviewed as they come up.
- E. Event calendar update – The weather posed significant challenges for the annual Egg Hunt. Approximately 300 children participated and 1000's of eggs were distributed.

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## ACC Committee

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- A. ACC Review and status update – The committee is reviewing approximately 40 applications at each meeting.
- B. Committee Membership – We really need new members and we are hoping the Board can recruit new members. Discussion regarding interns to volunteer for the Committee. Jarvie Worcester will put some feelers out for this. Patrick Woytek to see if he can find some volunteers as well.

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## Old Business

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- A. Proposed Town Fence policy – this was reviewed. A group of homeowners went to the Town to review why the Town initiated a change to the historic policy. . The Town has since decided to review this matter further.. These homeowners are looking for direction from theHOA Board. The Board asked the homeowner who was in attendance to send the information to the Board and we will forward to legal counsel to review. The Board requested legal counsel review documents to verify that funds from the original metro districts included funds specifically for fence maintenance. Brandon Culter requested a letter be sent to the Town to state the HOA would like the Town to reconsider their decision, so Legal and Management will get a letter drafted. Legal counsel will do some additional historical research to see what documentation may be available..
- B. Contract for Events – the redlined version of the contract was accepted by the vendor. It has been signed and completed.

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## New Business

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- A. Garage door replacement requirements and examples – Shanna reviewed these items with the Board. Two recommendations were presented. Brandon Culter will work with Shanna Massier and Patrick Woytek to update the policy with more detailed information.
- B. 1342 Eldorado Drive – rebuild issue with application. Detailed items were discussed regarding some difference with approvals to their request.
- C. Events Budget – the event coordinator put in a request to increase the event budget by \$4000. John Eckhardt motioned to approve the additional funds for the remaining events, Rachel Stanton seconded. Vote 5-0 with 1 abstention.
- D. Movie Selection – the event coordinator gave a list of movies they are suggesting. The Board chose June 14– Marvels, July 12– Gran Turismo and August 9– Leo. Darius Baer motioned to approve this movie line up, Martin Lear seconded, motion carried.
- E. Events Budget Request – the Events Coordinator presented a request for additional funds for this year's Events. The Board discussed the additional funds necessary to be able to present the events for this year. Motioned to approve the additional funds, seconded, motion carried.

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## Adjournment

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There being no further business, the meeting was adjourned at 8:56 pm to go into Executive Session. Next Meeting will be April 25, 2024 at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 8:57 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.



## Board of Directors Meeting

April 25, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time 5/2/2024 6:04 PM | Meeting called to order by Board of Directors*

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### In Attendance

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Jason Abair, Darius Baer, Jarvie Worcester, John Eckhardt, Rachel Stanton, and Martin Lear were present representing the Board. Brandon Culter was unable to attend. Phyllis McPherson and Patrick Woytek were present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant, was present. The meeting was held via Google Meet. There were 9 homeowners in attendance.

### Agenda Changes/Additions

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The Agenda had no changes.

### Owner Forum

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There were 9 homeowners present. Topics of Discussion: Painting item, meeting notices.

### Homeowner Correspondence – Board input needed

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- A. Hearing on 1945 Eldorado Circle – inspection appeal for painted brick. Decision was held in Executive Session.
- B. 2268 Appeal – Discussion regarding this appeal to paint their brick was undertaken. Decision was held in Executive Session.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority to ACC applications for rebuild projects. 96 addresses on list, 5 with partial damage, 23 homes did not start their rebuild yet.

### Consent Agenda

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- A. Meeting Minutes – 4/4/24 meeting minutes were reviewed. Darius Baer motioned to approve the minutes, Jason Abair seconded, and motion carried.
- B. Financials – the March financials were approved at the last meeting. No new financials to review or approve.

### Managers Report

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- A. Management Summary was presented to the Board.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what we have focused on. Paint letters have been sent. The inspection report are only the open ones. A separate report of closed inspections was included for review.
- C. Change from Smartweb to Vantaca- Only one more section remains to be moved over. We are 90% completed.

### ACC Committee

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- A. ACC Review and status update – this was reviewed.
- B. Committee Membership – We really need new members, and we are hoping the Board can recruit new members. Jarvie Worcester had discussion with some Architect people to see if we could get volunteers to be on the Committee. Jarvie will do a follow up call with these potential new members and the management team. They could sit in on a ACC meeting and show them how it works.
- C. Janet Resignation – her last meeting will be end of May’s meeting.
- D. Potential new member – Michelle Horton has volunteered to be on the committee.

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## Old Business

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- A. Town Fence policy – this was reviewed. Legal Counsel reviewed the documents.
  - 1. Draft of letter to town – Legal Counsel reviewed the letter. Some changes to the letter was discussed and legal counsel will adjust the letter.
  - 2. Town Fence Research - Legal Counsel reviewed the information.

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## New Business

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- A. Tax/Audit Report – Audit was presented, and it is a clean audit.
- B. Taxes need signature – the 2023 taxes were completed and need Board signature.
- C. ACC Correspondence – Memo to the Board regarding items the ACC would like clarification on was discussed. The Xeriscape policy was discussed and how artificial turf is identified.

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## Adjournment

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There being no further business, the meeting was adjourned at 7:35 pm to go into Executive Session. Next Meeting will be May 30, 2024 at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 7:36 pm. During Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.



## Board of Directors Meeting

June 6, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time 6/6/2024 6:08 PM | Meeting called to order by Board of Directors*

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### In Attendance

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Darius Baer, Brandon Culter, John Eckhardt, and Rachel Stanton were present representing the Board. Patrick Woytek was present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant, was present. The meeting was held via Google Meet. There were 11 homeowners in attendance.

### Agenda Changes/Additions

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The agenda had no changes.

### Owner Forum

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There were 11 homeowners present. Topics of Discussion:

- Support of proposed policy to allow for brick painting.
- New homeowner interested in HOA communication

### Homeowner Correspondence – Board input needed

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- Hearing 1500 – homeowner present discussed their appeal of the ACC denial for painting to request to paint their brick. Also wanted to appeal the denial of their paint scheme due to the LRV.
- Hearing 1220 – homeowner didn't show to the meeting.
- Hearing for flagpole – homeowner didn't show to the meeting.

### Marshall Fire

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- Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects.

### Consent Agenda

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- Meeting Minutes –5/2/24 meeting minutes were reviewed. Rachel Stanton motioned to approve the minutes, seconded by John Eckhardt, Brandon Culter abstained, and motion carried.
- Financials – the April financials were reviewed. The financial summary was presented by 5150. Brandon Culter motioned to approve, second by Darius Baer, motion carried unanimously.

### Managers Report

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- Management Summary was presented to the Board.
- Inspection Report was presented to the Board. Shanna Massier discussed what the focus of each inspection is.. Two reports are provided to the board for review. One report includes only open items, the second report contains closed items.
- Change from Smartweb to Vantaca- Only one more section remains to be moved over. We are 95% completed.



- D. Dashboard statistics were given to the Board.

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## ACC Committee

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- A. ACC Review and status update – Provided by Patrick Woytek.
- B. Committee Membership – Shanna Massier met with 3 potential new ACC members. Michelle Horton also expressed interest in being on the Committee but wasn't in attendance at the meeting.
- C. Garage Door Policy Update – Brandon Culter presented a policy update to the Board. The Board asked for the ACC and legal to review the policy before the next meeting to provide input.
- D. ACC Consultant Agreement – In lieu of the consideration of appointing non-owners to the ACC, legal counsel drafted a Volunteer Agreement for the Board's consideration. The board asked that a 30 days' notice clause and autorenewal be added to the agreement. John Eckhardt motion to approve the agreement with the two amendments included, second by Darius Bear, motion carried unanimously.

John Eckhardt made a motion to appoint the three architectural firm volunteers to the ACC immediately. Darius Baer seconded. Motion carried unanimously.

- E. Paint Brick based on color schemes – Several homeowners present at this meeting spoke in support of amending this policy. Brandon Culter presented an update to the Exterior Finishes guidelines to allow for painting brick with the approval of the ACC. The Board has asked the ACC committee and legal to look over the proposed changes to the policy.

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## Old Business

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- A. Town Fence policy – this was moved to executive session per the Board.

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## New Business

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- A. Town Waste Services Correspondence – The email and letter that the TASP sent to the Board was discussed. The Board has asked management to follow up and ask more clarifying questions of the purpose.

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## Adjournment

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There being no further business, the meeting was adjourned at 8:04pm to go into Executive Session. Next Meeting will be, June 27, 2024, at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 8:10 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.



## Board of Directors Meeting

June 27, 2024; 6:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 6/27/2024 6:05 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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Darius Baer, Brandon Culter, Martin Lear, Jarvie Worcester and Rachel Stanton were present representing the Board. John Eckhardt was unable to attend. Phyllis McPherson was present representing 5150 Community Management. Shanna Massier, Rock Creek Consultant was present. The meeting was held via Google Meet. There were 10 homeowners in attendance.

### Agenda Changes/Additions

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The agenda had two changes to Managers Report- item "E" moved to Executive Session and Town email correspondence to the Board of Directors moved to Executive Session.

### Owner Forum

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There were 10 homeowners present. Topics of Discussion: ACC process for painting home, owner supported amended policy proposing painting brick. The aviation easement, trash contract and board members' fiduciary responsibility were noted.

### Homeowner Correspondence – Board input needed

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- A. Hearing 527825649 – appeal is for brick painting of their home. Discussion will be held in the Executive Session.
- B. Hearing 527825357 – appeal for painting of roofline fascia. Discussion will be held in the Executive Session.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects.
- B. Correspondence from a Town Trustee suggests concern for how the HOA is addressing covenant matters for homeowners impacted by the Marshall Fire.

### Consent Agenda

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- A. Meeting Minutes –6/6/24 meeting minutes were reviewed. Rachel Stanton motioned to approve the minutes, seconded by Darius Baer and motion carried. Jarvie Worcester abstained. 4-0-1 vote
- B. Financials – the May 2024 financial statements were reviewed. The financial summary was presented by 5150 Community Management. Jarvie Worcester motioned to approve, second by Rachel Stanton, motion carried unanimously.

### Managers' Report

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- A. Management Summary was presented to the Board.
- B. Inspection Report was presented to the Board. Shanna Massier discussed what the focus of each inspection is landscaping and painting. Three reports are provided to the board for review. One report includes only open items, the second report contains closed items and the third is an inspection overview report.

- C. Change from Smartweb to Vantaca- It is completed.
- D. Review date for 5150 Community Management and Board – We will set a date for 3 weeks out for that meeting.
- E. Dashboard statistics were given to the Board.

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## ACC Committee

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- A. ACC Review and status update – Provided by Shanna Massier.  
Committee Membership –Due to vacation schedules the ACC is reviewing applications electronically via the management company software..
- B. Michelle Horton was present at the meeting. She expressed interest in serving on the ACC Committee.
- B. ACC Consultant Agreement –In lieu of the consideration of appointing non-owners to the ACC, legal counsel drafted a Volunteer Agreement for the Board’s consideration. The new agreement was updated and submitted to the Board for the final review. This was approved at the previous meeting but noted that the changes reflected in that meeting were made in the agreement.
- C. Garage Door Policy Update – Brandon Culter presented a policy update to the Board. The Board asked for the ACC and legal to review the policy before the next meeting to provide input, which was completed. Rachel Stanton motioned to approve the changes to the Garage door policy, Jarvie Worcester seconded, motion carried 5-0.
- D. Exterior Finishes Guidelines proposed update– Brandon Culter presented an update to the Exterior Finishes guidelines to allow for painting brick within specific guidelines and application requirements and with the approval of the ACC. The Board had asked the ACC committee and legal counsel to look over the proposed changes to the policy, which was completed. After thorough discussion and with the addition of specifically excluding brick staining or whitewashing Jarvie Worcester motioned to approve the revised guidelines, Rachel Stanton seconded, motion carried.
- E.

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## Old Business

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- A. No Old Business to report.

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## New Business

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- A. Board member resignation – Jason Abair resigned from the Board of Directors effective immediately via email to the Board of Directors.
- B. Event Update – First movie night June 14<sup>th</sup> was a huge success. Next movie night is July 12<sup>th</sup> showing Gran Turismo. We can’t show Leo at the August movie night due to licensing restrictions. Alternative suggestions are Super Mario Brothers or Migration. Darius Baer motioned to show Super Mario Brothers, Rachel Stanton seconded, motion carried 5-0.

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## Adjournment

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There being no further business, the meeting was adjourned at 6:57 pm to go into Executive Session. Next Meeting will be, July 25, 2024, at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 7:00 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.



## Board of Directors Meeting

August 29, 2024; 7:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 8/29/2024 7:05 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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John Eckhardt, Darius Baer, Brandon Culter, Martin Lear, Jarvie Worcester and Rachel Stanton were present representing the Board. Phyllis McPherson was present, representing 5150 Community Management. Shanna Massier, Rock Creek Consultant, was present. The meeting was held via Google Meet. There were 10 homeowners in attendance.

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### Agenda Changes/Additions

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The agenda had no changes.

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### Owner Forum

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There were 10 homeowners present. Topics of Discussion: Invitation from Town Manager to meet with Town Board to discuss mutual issues. Landscape requests having some errors when loading up onto the portal. Morteza Karimzadeh introduced himself expressing his interest in serving on the Board of Directors. Additionally homeowners wanted to discuss appeals that were not fully addressed with the management company so they could be presented fully to the Board of Directors.

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### Homeowner Correspondence – Board input needed

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- A. Hearing 1521718 – appeal is for front yard tree. Discussion will be held in Executive Session.
  - B. Hearing 527825496 – appeal for painting of home. Discussion will be in Executive Session.
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### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects. We are seeing the last of the rebuilds on Eldorado and also Monroe.
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### Consent Agenda

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- A. Meeting Minutes –6/27/24 meeting minutes were reviewed. Martin Lear motioned to approve the minutes, Jarvie Worcester seconded by and motion carried. 6-0- vote. The Executive Session portion of the minutes will be a separate set of minutes.
  - B. Financials – the June and July financials were reviewed. The financial summary was presented by 5150. Rachel Stanton motioned to approve, Brandon Culter second by , motion carried unanimously. 6-0
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### Ratification of Electronic Voting

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- A. Renew Insurance coverage for the upcoming year. John Eckhardt, Rachel seconded, motion carried.
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### Managers' Report

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- A. Management Summary was presented to the Board. Dashboard statistics were given to the Board with a new Action item list supplied.

- B. Inspection Report was presented to the Board. Shanna Massier discussed what the focus of each inspection is. Three reports are provided to the board for review. One report includes only open items, the second report contains closed items and an inspection overview report.
- C. Review Date for 5150 and Board – will set a date in the future to meet with 5150.
- D. Event Update – Movie nights are completed for the summer. Next event is Oktoberfest. Asking for a 10% increase in event budget for 2025.
- E. Change October Board meeting date to the 24<sup>th</sup> instead of Halloween. The time is being changed for September and October to 7 pm.

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## ACC Committee

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- A. ACC Review and status update – Provided by Shanna Massier. Discussed who is on the Committee.
- B. Committee Membership – Discussed that the meetings are moving forward and requests are being reviewed.
- C. New Paint form – the new paint form was reviewed. The form was reviewed and a few changes need to be made before uploaded. It is not changing any previous requirements but clarifying. John Eckhardt motioned to move forward with updated new form, Darius Baer seconded, motion carried 6-0.

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## Old Business

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- A. No Old Business to report.

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## New Business

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- A. 2025 Annual Meeting – preparation needs to begin to hold the meeting.
  - 1. Meeting Date – November 21, 2024 6 pm
  - 2. Call for Candidates – Date to send – after September Board meeting
  - 3. 2025 Budget Draft – preparation has begun. The basic draft of the 2025 budget has been worked on. 5150 will get breakdown on some of the larger numbers in the budget so we can do more subsets, postage, supplies, printing & copying, legal collections and legal fees general.
  - 4. Voting HOA renewal – the fees for the renewal was given to the Board for review. John Eckhardt motioned to approve the renewal for the VOTE HOA now proposal, Rachel Stanton seconded, motion carried 6-0.
- B. 2025 Event Contract – the 2025 Event Contract was reviewed. 2024 contract was \$16,000 and 2025 is \$17,000. 5150 will send the contract to Legal counsel to review.
- C. New Board member discussion – Discussion was held if they want to appoint a new Board member after resignation of Jason Abair. Rachel Stanton motioned to approve Morteza Karimzadeh to the open board seat, Darius Baer seconded, motion carried 6-0.
- D. Tree Policy – proposed revisions to the tree policy was undertaken. The only change is the size of trees that are required to be planted. Brandon Culter motioned to approve the tree policy, Rachel Stanton seconded, motion carried 6-0.

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## Adjournment

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There being no further business, the meeting was adjourned at 9:17 pm to go into Executive Session. Next Meeting will be September 26, 2024, at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 9:18 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters

legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.



## Board of Directors Meeting

September 26, 2024; 7:00 p.m.

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 9/26/2024 7:05 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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John Eckhardt, Darius Baer, Brandon Culter, Martin Lear, Jarvie Worcester, Morteza Karimzadeh and Rachel Stanton were present representing the Board. Phyllis McPherson was present, representing 5150 Community Management. The meeting was held via Google Meet. There were 11 homeowners in attendance.

### Agenda Changes/Additions

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The agenda had no changes.

### Owner Forum

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There were 11 homeowners present. Topics of Discussion: Discussion regarding open invitation to meet with Town to discuss mutual interests, more discussion regarding meeting with the Town, tile roofs, painting application denied and wants help.

### Homeowner Correspondence – Board input needed

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- A. Hearing 1513310 – appeal is for Discussion will be held in Executive Session.
- B. Hearing 1328499– appeal for. Discussion will be held in Executive Session.
- C. Hearing 1372410- appeal is for Discussion will be held in Executive Session.
- D. Hearing 1586973 – appeal is for acc denial of paint colors based on LRV value. Discussion will be held in Executive Session.
- E. Hearing 1329066 – appeal is for storage/trash items. Discussion will be held in Executive Session.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects.

### Consent Agenda

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- A. Meeting Minutes –8/29/24 meeting minutes were reviewed. Brandon Culter motioned to approve the minutes, Rachel Stanton seconded by and motion carried. 7-0- vote.
- B. Financials – the August financials were reviewed. The financial summary was presented by 5150. Brandon Culter motioned to approve, second by Martin Lear, motion carried unanimously. 7-0
- C.

### Managers' Report

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- A. Management Summary was presented to the Board. Dashboard statistics were given to the Board. Discussion
- B. Inspection Report was presented to the Board. The focus in the last month has been trees, fences and landscaping. Two reports are provided to the board for review. One report includes only open items and the second report contains closed items. 285 violations for the month, closed out 181.

- C. Review Date for 5150 and Board –Any Monday morning 8:30 am for meeting.
- D. Event Update –Next event is Oktoberfest.

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## ACC Committee

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- A. ACC Review and status update – 145 total requests for the month. The Committee has worked hard to get through the requests. It was reviewed on how things are going, which seems to be going well. Having an outside perspective with one member has been very helpful. Tile roofs were discussed regarding the solid color rule and what can be changed regarding it. Discussion involved updating the roofing policy was undertaken. Clarification on white on white must have contrast. Suggestion to review all policies to make sure they are updated to current modern times and perhaps using a design firm to give suggestions. Thank you to the Committee for all the hard work.

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## Old Business

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- A. 2025 Budget Draft – this was reviewed. Discussion regarding various items. Darius Baer motioned to approve the version of the budget presented, Martin Lear seconded, motion carried. 7-0
- B. 2025 Event Contract – reviewed by legal counsel and it is the same contract as last years with just new figures. It will be signed and sent to contractor.
- C. Collection Policy clean copy – this was voted on at previous meeting, but a clean copy was to be presented to the Board for signature. The \$250 fee was discussed again.

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## New Business

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- A. No new business to discuss.

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## Adjournment

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There being no further business, the meeting was adjourned at 9:18 pm to go into Executive Session. Next Meeting will be October 24,, 2024, at 6:00 pm via Google Meet.

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## Executive Session

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Executive session began at 9:18 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.





## Board of Directors Meeting

October 24, 2024; 7:00 p.m. DRAFT

Google Hangouts Meet: Sign-Up Online (Website)

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*Date | time* 10/24/2024 7:05 PM | *Meeting called to order by* Board of Directors

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### In Attendance

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John Eckhardt, Darius Baer, Brandon Culter, Martin Lear, Jarvie Worcester, Morteza Karimzadeh and Rachel Stanton were present representing the Board. Phyllis McPherson was present, representing 5150 Community Management. The meeting was held via Google Meet. There were 6 homeowners in attendance.

### Agenda Changes/Additions

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The agenda had one agenda add on – Basketball hoop policy revisions.

### Owner Forum

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There were 5 homeowners present. Topics of Discussion: Discussion regarding Easement update, RV parking within the community, Shanna discussed the difference between RV's parked on driveway or street parking, Short term rental.

### Homeowner Correspondence – Board input needed

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- A. Appeal – wants fine waived.

### Marshall Fire

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- A. Rebuild Status Report – was reviewed. The Committee continues to give priority at ACC meetings to applications submitted for rebuild projects.

### Consent Agenda

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- A. Meeting Minutes –9/26/24 meeting minutes were reviewed. Brandon Culter motioned to approve the minutes, Jarvie Worcester seconded by and motion carried. 6-0- vote.
- B. Financials – the September financials were reviewed. The financial summary was presented by 5150. Brandon Culter motioned to approve, Rachel Stanton second by, motion carried unanimously. 6-0
- C. Ratification of Electronic Voting
  1. October 1, 2024 – denied an old ACC approval based on consistency of policy,
  2. October 17, 2024- uphold their modified request  
John Eckhardt motioned to ratify the electronic voting on October 1 and October 17, Brandon Culter seconded, 6-0 vote.

### Managers' Report

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- A. Management Summary was presented to the Board. Dashboard statistics were given to the Board and discussed.
- B. Inspection Report was presented to the Board. The focus in the last month has been mailboxes and fencing. Two reports are provided to the board for review. One report includes only open items and the second report contains closed items. 135 violations for the month, 159 closed out . Total Violations for the year are 1916.

- C. Event Update – no update. Oktoberfest was fun.
- D. Call for Candidates – sent out. There are 4 people running for the 3 positions on the Board. The interested parties were asked if they would like to speak for a few minutes. John Eckhardt did discuss what it means to be on the Board of Directors and what things would be expected from each Board member.

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## ACC Committee

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- A. ACC Review and status update – 115 total requests for the month. The Committee has worked hard to get through the requests. It was reviewed on how things are going, which seems to be going well.
- B.

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## Old Business

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- A. Basketball Hoop Revisions – reviewed. Jarvie Worcester reviewed the changes to the policy. The policy needs to go through legal for review. Stan with legal counsel will look at it and advised the Board they can evote and be ratified at the next meeting.

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## New Business

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- A. Annual Meeting Notice – The draft of the Annual Meeting notice was presented for review. Several changes were reviewed and will be made. New presentation will be done by John Eckhardt.
- B. Short Term Rental – This will be done during Executive Session.

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## Adjournment

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There being no further business, the meeting was adjourned at 8:28 pm to go into Executive Session. Next Meeting will be November 21, 2024, which is the Annual meeting at 7:00 pm via Google Meet.

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## Executive Session

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Executive session began at 8:28 pm. During the Executive Session the board may discuss: 1. Matters pertaining to employment or management. 2. Consultation with legal counsel. 3. Investigation of criminal misconduct. 4. Matters legally protected from public disclosure. 5. Matters which would violate individual privacy if disclosed. 6. Discussion of communication with legal counsel.