

Attendees: Shane, Matt, Brenda, Carter, Andrew, and Steve

- 1) Review of last month financials. **Approval by committee via email.**
 - a. Review of budget TY 2024 / reserve projects for 2024: stairs (3) in progress (currently tabled), gutters (currently tabled) – Water Line replacement will take precedent, plan out schedule
 - i. What do we do with current area that is torn up? **Will work with Earthwork to cover holes as best we can.**
 - ii. Other projects: Striping (HL Project), being addressed by HOA Committee in Spring
 - b. Review of balconies project –update on schedule, inspection update, assessment fee for 2024 is priority discussion and delinquent assessments/w liens from 2023
 - i. **Phase 1 is complete. Black Swan should be done this week. Project is trending ahead of schedule.**
 - c. Review of delinquent assessment list and concurrent fees/interest being charged: legal action, legal fees paid by owner per CCRs/2-23-2023 Rules/Regs #14
 - i. **For the two owners who have not engaged in paying assessment #1 for the balcony project, the committee voted 5-0 in favor of sending certified legal letter and assessing the associated legal fees per the rules/regs.**
 - ii. **For the person who paid the assessment but not the lien costs and late fees as well as the two other owners currently engaged in paying, the committee voted 5-0 in favor of offering to waive late fees and interest if the assessment and lien cost is paid by April 1st.**
 - iii. **Steve and Barbra to confirm the term before lien must be renewed and ensure they are renewed so the liens don't expire.**
- 2) Onboarding project for new committee members: Andrew, Carter, Brenda developing -tabled
- 3) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. - tabled**
- 4) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan) 30-minute discussion
 - a. **Curt to present cost for new RV lot lock and keys for all currently registered lot users.**
 - b. **Curt to maintain master spreadsheet of registered users and their vehicles and will maintain a dropbox for registration forms (I wonder if this could be better accomplished with a google form and sheet it feeds into?)**
 - c. **Carter will be installing the google camera for added security/deterance**
 - d. **Moving forward, vehicles must be registered to the owner of the unit on the RV list so the HOA can take action if needed-will be updated in upcoming Rules and Regs update**
 - e. **The current standard before towing is:**
 - i. **Warning**
 - ii. **1 week later, \$25 fine**
 - iii. **1 week later, \$50 fine**
 - iv. **1 week later, \$90 fine**
 - v. **1 week later, Notice of intent to tow**
 - vi. **Tow**
 - f. **Committee agreed requiring a copy of titles was not necessary.**
 - g. **No need for power or water to RV lot**
- 5) **A couple of residents expressed that the HOA needs to get back on FHA approval list and will provide the forms and contact information to facilitate.**

6) Parking/Reserved parking stall update (Shane): Review procedures -**tabled until March**

7) Discussion w/Resident about parking and renter issues to be forthcoming

8) Misc.

- a. Bridge repairs are need
 - i. **The committee approved (5-0) getting bid from Kaveh to straighten up the decking.**
- b. Beaver problem at complex, has chewed through two trees. **Committee voted in favor (5-0) of hiring CJ to a do not exceed of \$1,000 @\$55/hr to live trap beaver.**
- c. Google Fiber, w/Comcast notification, security cameras: Shane, Carter researching
- d. Updates to rule/regs for 2024 - forthcoming
- e. Insurance notice to community, deductible recommendations, etc. – Curt will present to community via HOA
- f. Painting of limited common area fences, front and back of buildings: **tabled**
- g. Pet projects: plot map at entrance-tabled, parking stall signage above snow-tabled, concrete by dog park, Clubhouse interior (paint, pics, fixtures),
- h. Gutter replacements/repairs/cleaning: **completed until Spring**
- i. E-payment option-**Carter/Shane is heading up this project**
- j. Trademark name – **tabled**

Approvals outside HOA meeting:

Approval by Board for January financials approved via email 2/24/24