

Meeting called to order at 1:57pm by Brad Cravens

Executive Session: Wendy made a motion to go into executive session at 1:58pm, Tom seconded, motion carried. Brad made a motion to send a delinquent letter from Scott Poorman to owner to bring account current by Dec 21, 2021 if not account will be turned over for legal collection action and reported to the credit agencies, Mike 2nd motion, motion carried unanimously. Brad made a motion to go out of executive session at 2:30, Wendy seconded, motion carries unanimously.

Previous meeting minutes- Wendy made a motion to approve the amended minutes, Brad seconded, motion carried unanimously.

Financial reports- Bids will be requested for the 2022 lawn care season and the 2022-2023 snow removal. Heather will send the Request for Proposal to all Board members for review and response. Mike motion to move \$7,000 from the reserve account to the checking account to cover expenses for the remainder of 2021, Wendy seconded, motion carried unanimously. Mike motioned to accept the financial reports as presented, Brad seconded, motion carried unanimously.

Old Business

ZiPLY Fiber/Three Amigos- Will review again in the spring if necessary.

New Business

- a. **Stone Creek HOA letter-** Stone Creek HOA president sent a copy of the letter to the City of Hayden regarding the new development North of Stone Creek. Letter will be sent to Scott Poorman to review and give the Board his legal opinion on how to move forward and support Stone Creek.
- b. **Open Forum** No owners in attendance
 - i. **Protocol-** Open Forum will be moved directly after call to order. Each owner in attendance will be given 5 minutes to bring their issues to the Board. If for some reason 5 minutes is not adequate the issue will need to be brought to the Board in writing ahead of time.
- c. **New compliance Issues** -none
- d. **New Architectural Review Requests** No requests-
 - i. Mailboxes-Owners asked the Board about changing out their current mailboxes for individual locking mailboxes. Previously approved as long as ALL mailboxes on the stand are changed out. The mailboxes must all be the same and the mailbox must be approved by the USPS.
- e. **Committee procedures-** Committee procedures were discussed. Committees report to the Board of Directors and the Board in turn makes any necessary decisions. Each committee should consist of at least one Board member and other members of the community if possible.
- f. **2022 Budget-** The proposed budget was reviewed. Several of the line items were adjusted. Mike made a motion to increase dues to \$335, Tom seconded motion, motion carried by majority.
- g. **Newsletter-** Wendy will draft a newsletter and send the draft to the Board for review.
- h. Board discussed the possible consequences if the Board decides to do nothing in regards to CC&Rs violations and Bylaws. Heather will send the previously drafted CC&R and Bylaw changes.

Set next meeting- December 14, 2021 at 2:00pm.

Wendy motioned to adjourn at 4:08pm, Brad seconded, motion carried unanimously.

Respectfully submitted by Heather Barajas