

Thousand Peaks Ranch Association --- Board Meeting – October 27, 2022 8:00am MST via Zoom

Board Members in Attendance – Eric Witzak, Ray Lyons, Connie Nicoletti, Kevin Spencer, Barbara Spencer, Ron Hawkins, Brandi Licious, Julian Christian. Not in attendance – Jennie Himes (unable to attend do to work)

Eric Officially Gave his resignation. After 21 years of living in Thousand peaks and being a big part of the area, and a huge part of the association as a board member for many years as well president for two of those years. Eric will be missed. Thank you for your service. A Going away party Sunday at his home all are invited. He and his wife are permanently moving out of state – After his resignation, Eric left the meeting.

President – nomination. –

Kevin Spencer accepted nomination to be interim President for the remainder of the fiscal year and act as president until the next election at the Annual meeting in June 2023. m/s/c by all

Julian and bandi –voted in as board members – Brandi being a non-voting member if there is a even number of board members present.

Jennie Himes has taken a more demanding position at her job. She does not want to resign but has asked for assistance and Barbara Spencer has stepped up to the challenge. The Board voted to accept Barbara as an Assistant Treasurer. m/s/c

Board members at this meeting and moving forward are now as follows

President – Kevin Spencer

VP – Ray Lyons

Secretary - Connie Nicoletti

Treasurer -Jennie Himes

Assistant Treasurer – Barbara Spencer

Board members at large – Ron Hawkins, Brandi Licious and Julian Christian

Last years Tax filing with the IRS and State – all was filed on time. The taxes owed were about \$700 to federal, \$300 to state. Mosaic Tax group in superior are the new cpas. They confirmed TPRA is using the correct form due to the land lease and taking income outside of Dues only.

Kevin reviewed current financials and cash on hand and updated the board that going into the winter our cash on hand is ---31k and over the last two years were light snow years and spend about 12k on winter snow removal and that in 2019 was a heavy snow winter and we spent about 30-36k. Kevin stated that we will do the best they possible can with the money we have available to keep up with the snow this winter. The Blower is in good shape and ready for the winter. Annual statements are sent about mid-February and those will have the new Dues rate on them at \$250/lot/year, and that income will start flowing in soon after the mailing. Postage and mailing expense was discussed and was mentioned that the board should stress to the members that they should share their email and most all communication to the members should be via email. Jennie and Kevin have had discussions and have agreed to continually request for email addresses in future communications.

Kevin reviewed road conditions and indicated there are a few outstanding areas that Maverick needs to finish for the summer maintenance. He will be finishing up the improvements in the Summer Maintenance contract in November and Kevin will be driving the area with Scott at Maverick and closing out the summer contract. Kevin will be adjusting the 5-year road plan, as this year – being year zero, more was completed than anticipated.

A vote to accept maverick to create a contract for the winter snow removal contract m/s/c by all

Latest A/R (outstanding dues) we have about 40-50 lots that still have not paid from the last assessment. The association needs to encourage members to pay on time and a motion was made to increase the one-time late fee assessment. A

discussion and agreement made on the amount of a \$75 late fee assessment. Voted to increase late fee from \$25 to \$75 starting Jan 2023 m/s/c by all

Snow fencing- Julian and Kevin are working on snow fencing Kevin donated a couple of rolls of fencing he had on hand and Kevin purchased 3 rolls of snow fence. Kevin requested reimbursement for the three rolls he paid for out of his pocket. Vote to reimburse Kevin \$240 – (3x \$80) for snow fence. m/s/c Kevin to send receipt to Jennie and request reimbursement.

Discussion on who is the 2nd signer on the bank account. The board thinks Ray Lyons is the second signer, but agreed it makes more sense to make Barb the second signer on the account and to move Ray off. Barb would refrain from signing any checks directly to Kevin for reimbursements and avoid any conflicts of interest and have a clean paper trail without raising any concerns. m/s/c move check signer 2nd person from Ray to Barb.

Meeting adjourned at 8:52am MST