

## 11/12/2024 Board Meeting Minutes

### Agenda

1. Call to order and Roll Call - Mark (1 min)
2. Review Financials and dues reminder - Jen (5 min)
3. Review follow ups from previous board meeting
  - No Parking signs outside of the state park entrance road - Mark (1 Min)
  - Neighborhood Sign update - Kelly (1 min)
4. Fractional Ownership Open Discussion - Jen (10 min)
5. New Business - Kelly (10-15 min)

1. Mark started the meeting and called meeting to Order at 6:00pm

2. Mark conducted Roll Call and established 11 people in attendance

3. Jen went through the financials and shared the additional landscaping expense as well as our website expense for GoDaddy which is charged every 5 years. Jen also shared a reminder that everyone got an email about dues and to please pay them promptly. It was asked who performs our landscaping and how they are priced. It was confirmed that Angel does the landscaping and the cost is per job.

4. As a follow up from a question posed in the previous board meeting, Mark confirmed an update per a state park ranger at the trailhead, that there will be “no parking” signs installed on the street within the next few weeks

5. Kelly provided an update on the neighborhood sign. The new sign cost of \$12,500 has been approved by the neighborhood but we have not heard back from the concrete contractor. The board will continue to call on different options. If anyone has any recommendations for people to contact, please let Kelly know. Currently, none of the sign costs have been incurred at this time.

Mike mentioned that brush and bushes that are overlapping the sidewalk on Alpine. As well as cars being parked across the sidewalk. In addition, he mentioned some places on sidewalks that were muddy and slick and asked for folks to keep their sidewalks clean.

6. Jen discussed some surrounding development updates in the area including the Deer Valley East Village, Western shores Community development. In addition Jen shared what fractional ownership is defined as, as well as neighboring communities to levelset the community for an open discussion.

- Sam/Hilary - Doesn't like the idea with more people in and out. Enforcing the rules is very difficult. I don't see an advantage to it.
- Mark - Builders are wanting to sell their homes once, not 8 times typically.
- Jen - Its gray area with friends and family/ PC tried to limit where fractional interest could occur based on zones, planning commission passed that you needed to be in a certain zone to have fractional ownership but that was overturned. If properties were in an

HOA they could govern rules and regulations. Does that allow full restriction? Or how far does that go?

- Additional research and getting it out to the neighborhood to react and ensure we understand our legal grounds are.
- Jeff asked what's enforceable with cars and parking? Do we have an HOA attorney? - it was confirmed at this time we do not have an HOA attorney on retainer.
- Hilary seconds the parking issue - We need to change our documents to help better enforce our rules CC&Rs – Jill Ziter also agreed.
- Scott - you can have rules and regs and fine people for trash etc. What's required, might just need a board vote.

#### 7. New Business - Kelly

- Sam asked for Mark to provide an update on his home and Mark provided a progress update related to his build.

Meeting adjourned at 6:43pm