

1. The meeting was conducted via Zoom and was called to order at 6:04PM.

Quorum count: Alan Stremel, David Flanigan, Barbara Thomas, Jodee Loury, and Candace Winkle were present. Deanna Carew was absent. Four Officers and the former president were present.

2. A motion was made to approve meeting minutes from September 7, 2021. The motion was approved unanimously.

3. **Old Business:** There was no old business.

4. **New Business:**

Election of Officers; The following positions were assigned based on input and agreement of the new officers:

Alan Stremel	President and Treasurer
David Flanigan	Vice President
Barbara Thomas	Secretary
Deanna Carew	Member at large
Jodee Loury	Member at large

A motion was presented and it was agreed that the Executive Board would meet the first Thursday of each Month at 7:00PM until future notice.

HOA Management Services Search

A. Summit HOA Services is being considered but Executive Board Members have direct experience with this group and they feel we can do better.

B. Summit Resort Group reported that they are taking no new clients. This service was preferred by Executive Board members and a personal call was placed to see if we could get them to take HM and the answer was no.

C. Eric Voit of Basic Property Management (BPM), which manages Dillons Valley East was recommended via several sources. But BPM cannot take new clients until the first or second quarter of 2022.

D. Axiom which manages property in Copper Mountain was referred to the board. No details to report.

It is unlikely that HM HOA would get a service before the 2Q 2022 based on the feedback so far.

Drop Box and Website

Drop Box is where the HOA stores its records and the account is under the HOA's name. The HM HOA Drop Box is near full and this causes issues. There is a possibility of purchasing more space.

There are questions as to management of the Drop Box. These issues are very similar to those around the HMHOA.me website. A motion was made to defer the decisions and discussion to the next Executive Board Meeting. The motion passed unanimously.

Lot 19 Issues

A motion was made to move the review of the fines for Lot 19 to the monthly meeting and submit the findings to the accountant after the each meeting until the matter is discharged. The motion passed unanimously. Lot 19 is an incomplete project, which was given 4 extensions. The Executive Board cannot record the entire discussion in these minutes, because the matter is being handled by the HOA's legal counsel. The board gave permission for Alan Stremel to discuss the issues of Lot 19 with the HOA's legal Counsel. The largest unresolved issue is the storage of soil outside the building envelope which blocks the view of lot 18. A motion was put forth to send a letter drafted by David to the Summit County Building Officer. The motion passed unanimously and the letter was sent by USPS the next day.

Motion to Adjourn at 7:24PM. The motion passed unanimously.

Executive Board

Alan Stremel	President and Treasurer
David Flanigan	Vice President
Barbara Thomas	Secretary
Deanna Carew	Member at large
Jodee Loury	Member at large

Attachments:
Lot 19 Soils Storage diagram

