**Board of Directors Meeting**

Wednesday October 23, 2024 – 6:00 PM

Via ZOOM

**Minutes**

**Called to Order:**

*Mark 6:03 pm*

*Attendees: Mark Wagner (President), Kathy Rall (Vice President) Michael Blankenship (Director), Les Kole (Director), Judy Railsback (Director), John Beebe, Ellen Maxton, Danny DeHondt, Paul Romere, Christi Sande*

**Welcome/Introductions**:

Opening Remarks

**Approval of the Agenda:**

*No changes.*

**Approval of Minutes:**

* Approval of September 18, 2024 Board Meeting minutes
* Approval of August 28, 2024 Special Board Meeting via Email Minutes (Shed)
* Approval of October 2, 2024 Special Board Meeting via Email Minutes (Snow Plow)
* Approval of October 9, 2024 Special Board Meeting via Email Minutes (Reserve Fund)

*Mark and Les proposed one approval for all four minutes. No changes recommended. Les motioned for approval, Michael 2nd. carries 5-0*

**Treasurer’s Report –** Mark in Paul’s absence.

* Review and Approval of the FY2024 Year End Financial Report dated September 30, 2024

*John asked how the Board decided to handle reserve fund contribution. Mark: approved through special on-line meeting. $15,000 moved from saving into reserve fund, add to that existing $2049 and opened a 42-month CD at 3.00% interest for the $17,049.*

*Kathy motioned, Les 2nd, carries 5-0*

* Review and Approval of the October 23, 2024 Treasurer’s Report

*This is first report for the new fiscal year*

*All lots are up to date. 72 paid the whole year, 12 are paying monthly or quarterly.*

*There is a $15 wire transfer fee. Owner reimbursed $20 to cover the fee.*

*Paid liability insurance to State Farm at $1,565, Electric for gate at $26.08*

*Checking is at $60,290.22*

*Trash payment account is in good shape*

*Reserve shows new CD at $50,452.98*

*Saving $11,641.51*

*Michael motioned, Les 2nd, carries 5-0*

**Committee Reports**/**Board Reports**

1. Architectural Review Committee –

*No report*

1. Welcome Committee – Ellen Maxton

*Two visits completed. Urbanec’s on Lot 68 and Andrea Kapitanoff on Lot 54. Kitchen towels are in and Ellen and Ginger are proceeding with logo.*

1. Road Maintenance Committee – Michael Blankenship

*Michael: In overall good shape. Some potholes are forming due to recent rain at lower Beaver Creek, Sawmill and Stagecoach turnouts. Plans to fill and may be part of Volunteer Days.*

1. Snow Plowing – Mark Wagner

*Contract for plowing approved via special meeting. Does include a new monthly retainer for Dec-March. John confirmed committed amount is $5,680 for retainer. If it snows, it goes against amount due. John asked if owners will determine snow amounts and if approved to plow. Answer is yes and several owners will help determine snow totals. Will include Michael, Tammy, Kathy and Judy.*

1. Firewise – Les Kole

*Les: Wildfire Adaptive Partnership Board of Directors Meeting was 10/23 and completed staff reviews. Additional meetings include: 11/7 New Ambassador Training, 11/19 Fire Council, 12/4 Strategic Planning, 12/10 Montezuma County Ambassador Meeting, Archuleta County Ambassador Meeting.*

1. Calendar Review – Mark Wagner

*Mark: For October: Water quality check happen in April with wildfire drill, Edits received from Board on housekeeping letter that will go with snow policy and not all phone, electrical boxes have reflective tape yet. For November: getting current inventory list together, State Farm already renewed, opening forest gates will be delayed until after November 24th (after 4th rifle season).*

1. Workdays – Mark Wagner

* Dumpster Enclosure Refurbish

*Michael: Slight damage done to dumpster from a tractor. May require board replacement and posts welded and painted.*

**Old Business**:

1. Annual Meeting Owners Survey

*Mark: Does the board approve adding all comments to go out from the owner survey. Kathy and Michael thought several comments were personal attacks/derogatory comments and some felt sharing that would be detrimental. Would include a notice that any comments are not the Boards positions. Les and Judy felt that all of the good and bad should be shared or share that edits had been made. Kathy and Judy will look at the potential to summarize comments.*

1. Waste Management

*Mark: Mark and Paul Duggan made contact with Corey and Kelsey at Waste management and two bear-resistant dumpsters will be delivered 10/24. Shelly watching for delivery. There is no price increase as part of contract and now DVE in compliance with LaPlata County. Thank you to both Paul and Shelly.*

**New Business**:

1. Appoint and Approve ARC Committee Members and Chairperson

*Noted that preference is that Board members should not be on committee.*

*John Beebe, Chair*

*Les Kole, Advisor*

*Members: Lars Sande, Danny DeHondt, John Urbanec and Randy Richard.*

*Potential addition member.*

*Michael motioned to approve, Judy 2nd, carries 5-0*

1. Appoint and Approve Christi Sande Doing Board Meeting Minutes

*Kathy motioned to approve, Les 2nd, carries 5-0*

**Discussion** – Open Forum

1. *John asked who is updating the bulletin board. Painted and season décor added. Looks much better. Thank you to Lisa. Mark will send out communication so people can place info on the board.to it.*
2. *Christi asked for an update on gate code change. Per Mark, needs to get keys to box and instruction manual. Judy will ask Chis Gober or Brian Furguson.*
3. *Mark: Most of shared equipment is in the new shed. Working on auger and some t-posts. Architecture Committee reports are also in shed.*

**Adjournment**

*Adjournment motion by Michael, 2nd Les and Judy at 6:47 pm.*