



Board of Directors Meeting Agenda

Wednesday January 21, 2026

Attendees:

Les Kole, Michae Blankenship, Judy Railsback, John Beebe, Jamie McElman, Tom Ondrako, Paul Duggan, Lori Swap, Bruce Williams, David Grice, Angela Grana, Josh Kahn, Chris Tipton (late), Andrea Kapitanoff

Via Zoom

1. Call to Order - President 6:31 pm
2. Quorum Confirmation - min 3 members in attendance - Confirmed by Andrea Kapitanoff noting all board was in attendance.
3. Welcome & Opening Remarks - Introduce David - new bought Ramires place, moved in October, getting settled, good hospitality and experience, Lori Swap- muted, Bruce - house is moving along
4. Residents Acknowledgements -
 - a. nothing noteworthy to report
5. Approval of the Agenda - Board vote - (5 - 0)
 - a. Judy Motioned
 - b. Jamie second
6. Approval of prior minutes (4 - 0)
 - a. Minutes have been amended to reflect the resignation of Mark Wagner
 - b. Jamie Motion but is it appropriate - Tom says it is
 - c. Judy secondly
 - d. Apposed by Les, Paul question about 8 pages long
7. Treasurer's Report & financial approval (5 - 0)
 - a. All owners are up to date on fees and trash
 - b. notified or paid by lot 18 (shipman's sold to Kahn's, lot 74 borellas vacant lot, graces bought it) lot transfer fees \$150
 - c. Expenditures - sec. Of state - pay corporation fee of \$25 and pay HOA fee to state of \$44
 - d. Snow removal of December, waiting for invoice for January
 - e. In the mail yesterday, notice that our CD 51-1 reserve fund is maturing on 2/2 and so we need to decide what to do. ~ \$13,075 or roll it over to another CD and if so what term. Bank - 22/27 month CD 3.0% 15 month %2.75 9 month - 3.5% (

special deal) Paul thinks that philosophy is that we don't care if we get the greatest amount but rather lock in the money for a long period of time.

- f. Tom - which meeting do we decide this in - is everything in same back in Bayfield
 - g. Michael agrees with Paul to keep in same bank, but it is money, are we trying to make money? Steady return better than nothing. Can we get 3.5% for now or go an alternative route?
 - h. Tom - take offline for decision while board meets
 - i. Motion Michael
 - j. Les second
8. Committee Reports
- a. Architectural Review - John Beebe
 - i. Meeting for final approval for exterior look at Williams house. Concept approved, waiting for final samples. Meeting 1/23
 - ii. Randy and John Met lot 49 Dobson - planning and met and gave insight for building in the neighborhood. Break ground in spring
 - iii. Lot 79 - in planning stages, anticipate getting plans this spring
 - b. Welcome Committee - Ellen Maxon
 - i. no representative
 - c. Road Maintenance - Michael Blankenship
 - i. thank you for bump removal, fix hills coming up beaver creek, and simi blind curve on Costello corner , Pauls hill
 - ii. Meeting in Feb for 5 year plan and look ahead and like inputs from all residents. Sawmill habitual pothole problem is something we are looking at.
 - iii. Roads are in good shape with no snow.
 - iv. thanks to Bruce for elk valley mud?
 - v. Judy - bridge inspection? Is that due? Michael - due next year (5 to 7 years) John? - every 5 years, and Paul can look up last paid.
 - vi. Jamie - what do we do? Have struc. engineer out to review and look for wear and get approval that it is good. It is a private bridge
 - d. Snow Plowing - Judy Railsback
 - i. HUGE report lol - maybe we get snow future, otherwise nothing
 - ii. Jamie "well done" lol
 - iii. Tom - received certificate of insurance for Chuck. Who does that go to? Tom will hold it.
 - e. Firewise - Les Kole
 - i. Organizing for spring summer session. Approx 15 active grants to help with overall goals. Advertising for TBD for support to assistant director.
9. Calendar Review - Tom Ondrako
- a. Tom - talk about volunteer days and feedback for how to run calendar

- b. John - background - calendar was from way before John was even born ;) It was a mechanism to make sure we loose sight of things that need to happen when they need to. It was planning for the board and president to look forward a few months. It was also to help build budgets for the next year. It has morphed into something more than that, but wasn't really intended for the owners to be used although it can be. It was board to take care of business as it approached. Over time, it is very seasonal development - road work in spring after damage from snow plow, we manage fences before cattle comes in spring, and maintain as necessary thru the workdays, etc.
- c. Up to board for how they want to use it. Mark didn't use it in the beginning.
- d. Michael - useful for opening and closing gates and reminders. Etc. especially as he gets older than dirt lol
- e. Tom - keep as is for now, AK to send out something for reminders.

10. Workdays - Tom Ondrako

- a. No work days as of now

11. Old Business -

- a.
- b. Trash Expenses and CCIOA compliance pause until first quarter-update-WIP
 - i. Tom - did research, talk to attorney Christina. If we are going to change (CCR haven't been updated since 2018) we need to make updates and understand. Don't want to get expensive attorney super involved yet. But Board should look over in the next month
 - ii. Michael - book exchange - use afternoon to do some construction on it. May give weather proofing. Mayb put out a call for help, but John and Michael have it under control for the most part
 - iii. Chris - Metal House construction -question - is that going to be allowed in the future.
 - iv. John - Yes , previous meeting spoke on lot 79 and metal plans. ARC reviewed it as in context to resolution. ARC has no problem with it and cannot have a problem with because HOA cannot control that anymore. Doesn't preclude the regular blending with the community and everything else relating to the covenants
 - v. Angela - question about CD. Are they also for emergency or rainy day funds so that we need to have easy access to them? So are they tied up so that we get fined if we take the money.
 - vi. Paul - envisioned to have a reserve fund incase of something like a replace the bridge problem. So. Yes, meant to be for 911 primarily.
 - vii. Michael - the fine was maybe \$20 or not much. Paul will need to verify
 - viii. John - we would lose interest. Would like to have the board discuss this in a meeting maybe in an open meeting. To clarify we put in CD to hold them outside, not to make money, John to modify, while it isn't intended

to make money, it isn't intended to make bad decisions with the money invested. Restricted on types of investments that an HOA can make...

- ix. Paul - not happy with AK comment LOL
- x. AK - lets make money!
- xi. Tom - board will investigate and report back.
- xii. LEs - needs to be done by when? 2/2
- xiii. Paul - if we dont do anything when it matures, it will go into checking account. Then we can decide what we want to do with it.
- xiv. Les - seconds what John said and look into it before 2/2 (before it matures)
- xv. Paul - we could do 9 months for 3.5%? We can't invest in anything but an insured bank. Do we want to even consider by laws on that. But right now we are restricted..
- xvi. Tom - if it just rolls into checking out, then what kind of interest are we talking about. Checking countr make \$.63 a month. A CD is ~13k/3.5% ~ \$450
- xvii. John - to Paul, why would we not move the ~ 13k to savings instead of to checking ?
- xviii. Paul believe if we do nothing it goes into checking
- xix. Tom - will take action item to set up meetings to figure out
- xx. AK - Taxes? No?

12. New Business

- a. Tom - doesn't have anything
- b. John - Should committee chairs get copies of minutes before they are finished so that the person who spoke can review their own notes?
- c. Andrea strongly agrees with John
- d. Chris - Updates on Wieland curve -
- e. Tom no updates as of yet, talked to insurance company and Corey from Planet excavations. Tom sent pics. Still on Toms agenda to work
- f. Judy - is that enough?
- g. Chris - wants resolution and done properly. Will check in periodically as schedule allows. The big concern is the over-crowding of the road to prevent anyone from getting hurt.
- h. John - property owners list, last one came out from Mark in excel spreadsheet. Where does that stand? IS Angela working on that? John found error and we have no property owners.
- i. Tom - Angela is still doing it. And will make corrections if you notify her.
- j. John - son is running it for a mother who is no longer able but the phone number is not there.

13. Member Comments - Open Forum

- a.

14. Adjournment - (5 -0)
 - a. Motion - Les
 - b. Michael second