

Board of Directors Meeting
Minutes
January 7, 2015, 2014 1:00 pm

- ❖ Call Meeting to Order: The following members were in attendance; Ron Schuman, Courtney Kenady & Emily Ludke. Tom Bailey was unable to attend. We also had two guests in attendance: Mindy Brewer & Bob Christie.
- ❖ Approval of BOD Minutes from November
 - M/S/P: Ron/Emily – 3-0
- ❖ Old Business: None
- ❖ New Business:
 - Finance
 - Approve bills: Completed
 - Actual to budget: Approved.
 - Ron made a motion to move \$6161.23 or some number less after final bill are paid to our reserve budget
 - M/S/P: Ron/Emily 3-0
 - Pending: DRC Follow up from last meeting: The Board would like to see the DRC put the length of time to build concurrent with the permit for the project. For those who have had approval expire they would like to see this streamlined and for the neighbor to be able to ask for a review of their previous application and that this is approval expedited between meetings. In the event there are changes to their original application they will need to resubmit. Note: We will need to update the Design standards for this stuff to be in effect and you will also want to determine if we will be willing to accept phased projects. – Updated Note Schedule a meeting prior to season. The committee would like to do at least 2 joint meetings with the Board of Directors to make sure things are in alignment. Let's calendar this now. The board would like to Invite the DRC to the May 6th meeting at 5:00 pm.
 - Budget Items: Extra Snow removal. This is a special winter so let's discuss how things are going...They are going to remove the piles at the ends of the alley, and then widen the alleys to make room for more snow!
 - Landscape RFP For 2015
 - Irrigation & Maintenance – We will need to get working on this shortly.
 - Enforcement items:
 - Ron will also take on updating our rules and regs with enforcement and collection policies. – We have general policies in our SB100 document, Ron is going to refine this over this month so we can get the specific policies in place for our March meeting.
 - *This will be the focus of our March meeting to review and adopt so they can be sent out with Meeting notice for our March Meeting.*
 - Report from HOA Management Committee:
 - They have divided up the committee into three areas: accounting, self management & RFP for a management company. Mindy found out that we can also do a version of self management with paid positions to do various duties. David O'Neil has also been looking at software packages to help systemize all of his HOA's to make sure that hand off's are smooth and easy with all the HOA documents and required records, the tentative plan would be to implement this package prior to the transition.
 - The board has to have a discussion on levels of enforcement so that the RFP can reflect this and appropriate level of service

- Update on DRC Application for 25 Silver Green – an appeal is pending – Let's present 29th or 30th at 1:00 pm as meeting times. We will meet at RWB – let Ron know about this so he can book the RWB conference room.
- Set date for Spring AGM Meeting – March 25th Semi Annual Meeting 6:30 BGVCC
- Set Board meetings: March 4th at 1:00 pm, May 6th at 5:00, July 8th, September
- For our March meeting: Determine dates for the Garage sale and spruce up day!
- ❖ Meeting Adjournment:
 - M/S/P: Ron/Emily: 3-0 AT 3:08 pm

*Board of Directors Meeting
Minutes
November 5, 2014, 2014 5:15 pm*

- ❖ *Call Meeting to Order: The meeting was called to order at 5:15 pm. The following members were in attendance Tom Bailey, Emily Lutke, Courtney Kenady Ron Schuman.*
- ❖ *Approval of BOD Minutes from Sept & Oct special meeting*
 - *M/S/P: Ron/Tom - 4-0*
- ❖ *Old Business:*
- ❖ *New Business:*
 - *Finance*
 - *Approve bills: Completed*
 - *Actual to budget: Approved.*
 - *Pending: DRC Follow up from last meeting: The Board would like to see the DRC put the length of time to build concurrent with the permit for the project. For those who have had approval expire they would like to see this streamlined and for the neighbor to be able to ask for a review of their previous application and that this is approval expedited between meetings. In the event there are changes to their original application they will need to resubmit. Note: We will need to update the Design standards for this stuff to be in effect and you will also want to determine if we will be willing to accept phased projects.*
 - *Can the DRC send us an updates on where things are at and if they have any needs.*
 - *Enforcement items:*
 - *We have a new group of CSO's doing parking enforcement for us. We have 5 officers who are now working on this with us.*
 - *Appeal by Brady's to waive the fine of \$200 for their camper which was parked in their parking pad on and off this summer. –Waive this fine and let them know that if it parks there next summer they will be in violation.*
 - *Ron will also take on updating our rules and regs with enforcement and collection policies.*
 - *Agenda for HOA meeting*
 - *Call meeting to order*
 - *Introduction of Neighbors*
 - *Check Quorum requirements: 19 neighbors*
 - *Approval of March Minutes*
 - *Financials*
 - *Ratify 2015 Budget and Reserve Schedule*
 - *Open Forum*
 - *Adjourn*

- *Dog Poop Stations: What to do???*
 - *Ron will take Willow & Summer Green*
 - *Tom will take Huckleberry Green & Silver Green*
 - *Leslie Gunder will take Leapfrog and that area.*
- ❖ *Meeting Adjournment:*
 - *M/S/P: Tom/Courtney 4-0*