

Minutes of Meeting August 8, 2023 4:00pm

Venue: John's house

- 1) Roll Call – by John Katok – by ZOOM, Rick Cummings, and Eric Vadla. In person were Sandy Peif, Guenther Dziuvenis, Eric Hann, and John Katok, and Steve Schiell was absent
- 2) Approval of June 6th, 2023 board meeting minutes- No additions, deletions or revisions. Motion to approve by Rick, seconded by Eric Hann, unanimously approved.
- 3) Architectural Committee Report – See attached report. Rick described work done on rewording the maintenance paragraph with legal and John Katok which he will issue the final version in the next week or so. The 535 residence still needs hydroseeding by year end. Owner of 160/170 needs lot to be cleaned up, level ground to concrete, remove junk and restore to natural condition. Rick to get with Overlode to verify if 160/170 owner plans to STR, and Sandy will get verification of Dark Sky compliance. Board will seek clarification as to its sales status or use as a business, in October.
- 4) Treasury and Finance Report – See attached report. No additional comments to record.
- 5) Establishment of 2024 Prime Objectives
 - a) Fire Mitigation – Guenther and Capt. Benedict suggested we consider obtaining FireWise certification status. There is a website to review by all board members in the next week before making final decision to pursue. Should not cost anything but the time to record work done by each homeowner wrt maintenance, tree removals, weed eating, incentive bonus offering and payouts, etc. Guenther has contacted one homeowner already but has agree to share the spreadsheet of owners, notes on suggested mitigation work to conveyed to owners, and a draft of the sample letter for board review and approval which encourages the homeowner to complete the work as soon as possible. Guenther will also contact Terry Nelson or the other side of the same duplex to encourage him to do the same.
 - b) Dark Sky Compliance- Sandy indicated that two remain to verify compliance, 220 and 380 WPC. Also need to check the 160/170 duplex since its construction is now complete. Meeting with 220 to be Friday, August 11, Sandy and Steve to meet with owner to verify. Fines to date have not been paid, and John Katok indicated that given the intent of owner to comply, even before the deadline, if purchases can be documented by receipts, etc. then fines should not be applicable and should be vacated. Others disagreed, so John left the final decision to the three on the committee.

- c) Homeowner maintenance – Rick set goal that by October 2023 to have a list of homes, agreed to needs and actions for specified homeowners to be encouraged to complete by November 2024
- d) Noxious Weed Control- Eric set goal that by October to have a list of homes, needs and actions, and a draft sample letter to specified homeowners, for board approval, describing how one homeowner enlisted the Boy Scouts, received the bid, and the hours worked, cost per hour and total cost, so that homeowners can be better informed of the cost and generally how easy it is to engage and complete the work.

6) New Business-

- a) HOA Policies changes –John continuing to fine tune wording on architectural guidelines and by-laws to be less ambiguous, for example, dark sky lighting, better defining wildlife feeding, home maintenance, and enforcement, etc. Replace words “should” and replace with “musts”
- b) Annual Meeting Community Social Event Post-Mortem, lessons learned, notes and highlights. Need to have TCWD get major points discussed in shorter time, general appreciation for the growth in attendance over the past 4-5 years, getting ToBR, Police and RWB speakers talk at the beginning of the agenda so they can leave if they need to, and our general effort to help set the record straight and mitigate ill will from a few homeowners who just hate HOAs and are infecting others with misinformation as some were doing around TCE and even at the BBQ, for example, resorting to having lawyers write letters in attempts to intimidate the board, or deflecting violations by stating perceived unethical actions by board members to obtain information, etc., catered food went well, nothing much was left over.

- 7) Next HOA Board Meeting – John proposed next board meeting to be on Tuesday, October 10, at 4:00pm MST, 2023 , all agreed.

- 8) Meeting Adjournment occurred at 5:21pm

