

**THE RUEDI SHORES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2022 – 6:00PM**

Minutes of the Board of Directors Meeting of RUEDI SHORES HOA, held at the office of Silver Mountain Properties, Carbondale, CO at 6:00P.m. on November 17th, 2022 and via Zoom

- 1) Call to Order:** The meeting was called to order by President, Todd Hoyt, at 6:09pm. Board members present included Todd Hoyt, Asia Jenkins, Beth Madsen, Adm Malmgren, and Dan Walsh.
Other homeowners present included Alice Phinney, Nina Dunn, Allison Taylor, Bradley and Susan Atchison, Barry Gereb, Jack Miller, Helen Tieber, Lauran Hanssen, Stanley Karr, Les Fraser, Lesley Yunami, Lynn Colhoun, Mel Lundgren, Bruce Butterfield, Renee Setz-Claflin, and Charles Buxton. Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties. Nick Assumed the role of secretary to prepare a recording of the meeting.
- 2)** At the onset of the meeting, Bill Crowley announced to all in attendance that Silver Mountain Properties is resigning as the management company for Ruedi Shores, effective 30 days from November 17th.
- 3) Approval of previous meeting minutes (8/31/22):** No changes were requested, and a motion was made by Asia to approve the minutes from the previous meeting. The motion was seconded by Dan and the minutes were approved.
- 4) Email Approvals:** The following email approvals had taken place since the previous meeting.
 - a) Fire Mitigation project 9/29/22
 - b) Mailbox kiosk pricing and design 10/13/22
- 5) Financials:**
 - a) YTD Financials: Kari provided a brief summary of the year-to-date financials which showed that the association was slightly overbudget due to cost increases in areas such as trash services, extra management fees, and insurance. Kari explained that these increases cannot be predicted very easily and that they are mainly due to inflation and increased costs in every industry. The extra management fees were explained as fees that accumulate when Silver Mountain must perform tasks outside of the agreed upon contract. For example, extra meetings with individual homeowners are charged as extra management fees.
 - b) 2023 Budget: Kari then went on to present a budget draft for 2023 which includes an incremental increase in dues in order to cover items that have increased over the last year. A motion was made by Todd to approve the budget as drafted by SMP. The motion was seconded by Adam and approved by the board.
- 6) Old Business:**
 - a) Short Term Rental Issues: The short-term rental situation is ongoing, and the Board is still reviewing options as far as establishing a set of rules and regulations that will govern such rentals in Ruedi Shores. The Board is also still seeking owners in the neighborhood to join and form a short-term rental committee, with the goal being that the committee is comprised of both full time residents as well as owners who list their home as a short-term rental.
 - b) Noxious Weeds: Bill informed the Board that he had the information for a contractor who had given a price to come out and treat the noxious weeds in all common areas in the neighborhood.

of vacant lots.

- c) Plow Contract: The plow contract has been signed and executed. Snow King of Aspen will be plowing the Ruedi Shores neighborhood once again this winter.
- d) Package Shed: The package shed project is still currently under review. One bid has been submitted and Board is currently working on gathering more.

7) New Matters:

- a) Possible Increase of Construction Deposit: The Board has discussed increasing both the construction deposit as well as the road impact fee in order to help handle the increased work in the neighborhood. It was discussed that the road impact fee has never been increased and that with so many new homes being built, the fee must be increased in order to maintain the road.
- b) Board tenures: There are two board positions that will be expiring this year. Adam and Dan's terms will both be expiring as they had filled the vacancy from the departures of Brandon and Donny, respectively. Notice will be sent out to the neighborhood to inform everyone of the vacancies and the new positions will be voted on at the upcoming annual meeting.
- c) Fence issue: A discussion ensued regarding a fence that had recently been constructed without DRC approval. The homeowner has requested a meeting with the DRC in order to officially request a variance. The DRC will meet about this and give a recommendation to the board, and then the board will make a final decision. One Board member has recused himself from this discussion as he is personally involved in the issue.
- d) Schedule Annual Meeting Date and Location: Location and date are still to be determined, Todd agreed to reach out and check on the availability of Town Hall in Basalt.
- e) Fire Mitigation: Alice Phinney gave a presentation at this time about the work she has been doing on getting a fire mitigation plan in place for the neighborhood. Alice explained that there is plenty of free money out there in the form of rebates and grants for the neighborhood to take advantage of. She has sent this fire mitigation plan to SMP, and they were able to incorporate it into the budget for 2023.

8) Executive Session: None required.

9) Members' Forum: One homeowner asked a clarifying question about the budget and whether it still needed to be approved by all homeowners. It was explained that the budget is approved by the Board of Directors and then ratified at the annual meeting as long as 67% of the ownership does not show up to oppose the budget.

Another homeowner asked for clarification on the budget line item for "HOA Maintenance Supervisor". It was explained that this line item has been in the budget for many years and the work was completed by former homeowner, Don Mushet. Upon the sale of Don's home, this position has been taken over by Beth Madsen, who is fully insured. Beth's scope of work is general common area maintenance and minor road re-grading and repair. Beth provides full transparency in her invoicing and the compensation she receives from the HOA.

10) Adjournment: With nothing further to discuss, the meeting was adjourned at 7:01pm.

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