

Minutes from March 30 2023 Board Meeting

Meeting called to order at 6:05 pm by Todd Hoyt

Board members present: Todd Hoyt, Asia Jenkins, Beth Madsen, Dan Walsh. Absent Adam Malmgren. Board quorum established.

Community members present: Ray Crabb, Helen Tieber, Bruce Butterfield, Kirsten Howren, Brad Hartman, Nina Dunn, Lynn Colhoun, Red Reinks, Alice Phinney

Minutes from 11/2022 Approved

HOA Finances

- No current financial statements available yet, once available board will review via email.
- Budget discussion: Current budget does not have money available for a bookkeeper or attorney to review TBD Short Term Rental regulations for covenants. In addition, the current budget is ~\$700 negative. There was a review of the very high dollar items in the budget to see what cost savings might be available. The board approved seeking a Special Assessment to cover these costs.
- Trash: Beth will call Waste Management to see about optimizing our dumpster replacement and potentially saving some money, and or at least, improving our service. We need more dumpster refreshes in the summer and fewer in the winter. Red offered to use his trailer for cardboard recycling in the summer. He will make some sketches of a cardboard holding structure that would be placed on the trailer, by April 7.
- Road Maintenance: We had budgeted \$35K for 2023 road maintenance. It was noted that the current proposal from Savage was for \$42K. A discussion ensued about getting competitive bids, or possibly deferring payment until 2024. Brad Hardman, who works for Savage, offered to see what could be done for \$35K. Note: On April 1, Savage agreed to provide road maintenance for \$35,100 and the board approved via email by the board. No competitive bids will be sought.
- Dues payment: The board approved adding VISA (and other QuickBooks compatible charge cards) to payment options as long as the people using VISA pay the service charge.

Short Term Rentals

- Committee to develop neighborhood rules and covenant changes for Short Term Rentals was approved, though there was skepticism about people volunteering for the committee. And, there is general concern about how rules would be enforced.
- The board requests that people having complaints about STR contact them.
- Alice provided a plan with due dates for the committee, and offered to lead it. No one objected to the dates or suggested different activities.

Fire Mitigation

- A 12” dia. chipper has been reserved for the last week in May and the first week of July. Property owners will bring brush and dead trees to the road adjacent to their property. The material will be chipped and the chips left at the property. There will be signs detailing what can and cannot be chipped posted in early May. Eagle county will reimburse us for 75% of the cost (\$1400/week plus fuel and taxes).
- Asia, Brad, and Red also offered to help. The rental company requires a 3/4 ton pickup to tow the chipper.

New Business

- Ray Crabb asked what the standard operating procedure was for architectural covenant violations. His concern was fairness and consistency. He offered to create a process. Discussion followed where the general consensus was the neighbors should first talk to the neighbor that was bothering them before going making a formal complaint. Note, after the meeting, an HOA governing policy was located: [https://www.ruedishoreshoa.com/resources/Documents/HOA Policies, Procedures, Rules, and Regulations/Ruedi Shores - HB1137 Rule Enforcement 11.17.2022.pdf](https://www.ruedishoreshoa.com/resources/Documents/HOA_Policies,_Procedures,_Rules,_and_Regulations/Ruedi_Shores_-_HB1137_Rule_Enforcement_11.17.2022.pdf)
- Note: The board is responsible for handling all covenant violations.

Members Forum

- Robynne O’Byrne offered to meet with Beth to discuss/clarify light trespass. She also asked about thistles. Homeowners are responsible for their own thistles again this year. Please put them in the dumpster. Beth will take care of thistles on HOA common property.
- Nina Dunn covered thanks to Beth for helping with road durability this winter due to her drainage grading last summer. Folks noted that Bob Dunn had done a spectacular
- job this year and that the roads were in great shape. Then Nina announced that Bob was not going to do it next year,
- Kirsten Howren offered thanks to everyone and mentioned that she hoped people who were delinquent on their dues were kept anonymous. (They are). She also mentioned starting a neighborhood facebook group. Beth noted that anyone can use the bulletin board down at the mail boxes for notices.

Next regular board meeting was scheduled for **July 13, 6 pm, at Beth Madsen’s 396 McLaughlin**

The meeting was adjourned at approximately 8 pm

Minutes prepared by Alice Phinney