

## Notes for Board Meeting July 13, 2023

### Present:

- Board: Todd Hoyt, Beth Madsen, Dan Walsh, Asia Jenkins—a quorum is reached
- Community: Alice Phinney, Ray Crabb, Stan Karr, Allison Taylor, Stephen Taylor, Larry Melillo, Lucylee Whiting, LeeAnn Talasek, Margy Huber, Nina Dunn, Suzanne Miller, Jack Miller

Minutes from March 2023 Board meeting: approved

### Budget:

We are on budget, will be building up the operating account for several months, next big seasonal expenses start with snow plowing in November. Alice took action to contact Snow King about their plans for the 23-24 season. Susan says they will keep their rates the same, and that we will provide gravel. This was the arrangement for 22-23.

There was discussion about delinquent accounts. The shift to email notification of dues with the payment link in the email has caused quite a bit of confusion and, at the time of this meeting, there was over \$10K outstanding dues. Payments are dribbling in, and as of Sept 9 when the notes are getting typed up, we are only a few thousand in arrears.

We discussed potentially taking money from the reserve account to cover the cost of a lawyer for STR regulation advice/help, liens, and HOA-related questions. It was agreed to limit the expenditure to \$7500. We subsequently learned that we can't use the reserve account for anything but emergency expenditures (from the lawyer we hired). We have some extra money in our operating account that would cover the \$7500, if needed, this year. We may need to raise dues next year—which will be discussed in depth at the Q3 board meeting.

### Lawyer:

We hired Ben Johnston from JVAM. He has 36 HOA clients, has served on an HOA board for 6 years, and has the highest rating for capability possible.

### Chipping:

There was a discussion about charging for chipping in the upcoming fire mitigation. Also, people outside of Ruedi Shores were interested in getting their fuels chipped. The board decided to keep the chipping free. We want people to participate, and we are getting reimbursed for most of the expense from Eagle County. We also figured there was so much to chip we didn't have band-width to do people outside of Ruedi Shores. Beth suggested we try to do some clearing of the hill behind the mailboxes. We agreed to send out a "pop-up" invitation to see if we could get some folks to help us move fuel down to the parking area. Date for this was Sunday July 16, 7-10 am.

### Package Locker/Trash:

Beth and Donnie are planning to rebuild the trash stairs if they get the time. If the stairs are missing, that's where they are.

Package Locker is almost done. Waiting to install interior light with motion sensor activation.

### New Business:

- Ray Crabb noted the Architectural Committee hasn't organized yet. 2/3 are new to this role. There are several projects stacking up: Garage at Baileys, 2 houses on McLaughlin.
- Nina Dunn mentioned that water usage is much higher than usual. No insight into why.
- Alice Phinney said she was gonna write up a reminder for good neighbor behavior which would include steps to resolve issues that arose from covenant violations.
- Todd Hoyt shared that the lot at the end of Wapiti is for sale even though there are complete architecture plans for a house.

