

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting, January 16, 2021
By Conference Call
Meeting Minutes

Call to Order: The meeting was called to order at 9:02 a.m. by President Jackie Burghardt. Present by phone conference call were Board Members Jackie Burghardt, Rob White, Mike Peterson, Steve Josepho, Laura Biewick and Alternate Mary Manka.

Approval of Minutes of November 14, 2020 phone conference meeting: The minutes from the previous meeting were approved as written.

Treasurer's Report

Budget and YTD report: Mike reported the Annual Dues Letter was sent on December 1st and the annual dues are rolling in, with 156 lot paid to date for total income of \$12,658.92. Total expenses since our last meeting in November totaled \$1,827.00 which included payments to the Attorney, Maintenance to Allan Pederson, office supplies and our annual Insurance policy is paid. Mike also explained there were bank charges for returned check that he will collect from the owner, and 2 months of \$5.00 Bank charge for a paper statement that occurred when TCB Bank changed their business checking accounts in November. Mike will sign up for online bank statements and we should not see those expenses. Mike reported an error on the report in the Certificates of Deposit section, the 2019-2020 Interest Earned on the CD that matured on 12/6/2020 was \$68.94, not the \$97.93 on the report. The CD rolled over into a new 1-year CD at a rate of 0.95% APR and will mature on 12/5/2021.

Mike reported the Bank Account set up for the roads assessment has been closed. Mike requested approval to move some of the money in the checking account to the Money Market account so that we can get at least a little interest on the money. Everyone approved the transfer of \$8,000.

Committee Reports

ACC Report: – Update on 122 Skid Court – None of the ACC members were in attendance, but the board discussed some of the documents sent by Inga Hanks. Steve proposed that the SROA mock up some proposed changes to the structure that we could present to the owners to see if they would modify the home

Roads – Laura has submitted a Roads Committee article for the newsletter on where we are with roads and working with the county. There are questions at the end of the article asking homeowners how the board should proceed in trying to address the roads issue. Some discussion of forming a LID was held, with no decision being made. Jackie mentioned the LID article link she sent to the board earlier and asked everyone to review it. Rob mentioned

seeing a car towing kids on sleds on the county road and was very concerned. The discussion centered on notifying the County Sherriff if you see this again.

Amended Covenants Review – Jackie sent the redline version of the Amended Covenants to the board, ACC and the Covenant Review Committee for everyone to review.

Maintenance. – No Maintenance report was presented by Allan. Mike reported seeing Allan picking up trash earlier last week.

Website – Mike reported on working on the current website with changes indicated by Jackie at the last meeting. Mike is still working on getting new content for the new website.

Unfinished Business

Newsletter – Articles for the newsletter are ACC guidelines, Roads, broadband status, sales in the neighborhood, and also loose trash and loose dogs in the neighborhood, and also new STR regulations issues. Mike will add pictures as well. Rob will write an article on an ermine/stoat in the neighborhood.

IMPOA meeting – Laura was originally slated to attend but could not. She will follow up with the Indian Mountain POA person and report back to us.

New Business

Short Term Rental (STR) Regulations from Park County – Jackie reported the County will be implementing new STR regulations, with the regulations posted on the County Website that will be approved in early February. Jackie will write a short article for the newsletter.

Disclosures from Division of Real Estate HOA Online Seminar – Steve referenced an article Mike sent out earlier this month from the State of Colorado HOA section on annual disclosures and wanted to be sure we are meeting the requirements by having them posted to our website. Jackie mentioned that she thought we had the attorney's opinion that was sufficient to meet the requirements, but will follow up with the attorney to be sure.

Engagement Letter & Agreement with Attorney – Jackie reported we are still expecting more from the Attorney regarding the new covenants, namely a Collections policy letter and Enforcement Policy letter that we will need to review and approve, and a new bill dated January 11th has been received and she will forward it to Mike.

Next Meeting – The next meeting is scheduled for Saturday, March 20th at 9:00 a.m. via conference call. The Call-in number is 712-770-4010, access code 354-205#

Adjournment – The meeting was adjourned at 11:23 a.m.