

SILVERHEELS RANCH OWNERS ASSOCIATION
BOD Meeting Minutes
October 30, 2021, 9:00 am
By Conference Call

Call to Order: The Conference Call meeting was called to order at 9:02 by Board President Jackie Burghardt. In attendance by phone were Vice President Rob White, Secretary/Treasurer Mike Peterson, Board members Kylie Pontius and David Wissel, and Alternate board member Zach Loos. Also attending by phone were SROA Members Ed & Lesley Hall, and Jim Burghardt.

Approval of Minutes of September 11, 2011 meeting and September 18, 2021 phone conference meeting: The Minutes of the September 11 Meeting were approved as written, and the Minutes of the September 18 Meeting were approved as revised by Jackie.

Treasurer's Report: Mike presented the Treasurers report, with Mike explaining the report he is presenting includes all the income and expenses from September 1st to coincide with our Budget year. Mike reported a total of \$902.87 in expenses that included all the 2021 Annual meeting expenses, and 2 payments to the attorney totaling \$480.00 that covered communications from August through October 7th. Also included was the cost of purchasing our own Zoom account for use with the New Amendments Committee meetings to be held this coming year. Total income for the period was \$379.80 for 2021 past dues and 2 properties that paid their 2022 dues in advance. The treasurer report was accepted as presented.

ACC Report: There was no report presented by the ACC before this meeting, and Jackie will reach out to Inga and remind them of our meeting schedules and request a report for the next one.

Maintenance Report: -- Mike reported that he had not spoken to Alan and Kim since the previous board meeting in September when he reported they were both recovering from Covid. Mike will contact them after this meeting and will be dropping off the dues envelopes with the water augmentation reporting for them to submit the report to the water commissioner.

Roads Committee Report: Kylie reported that she spoke to Laura Biewick and there were no updates beyond what she presented at the annual meeting, that the county was working on a funding initiative for the ballot next year. No other updates were provided.

Amended Covenants II: Jim Burghardt presented an update on the initial Zoom meeting, stating that he had received interest from owners representing 20 lots, with a deadline of Monday, November 1st for anyone else interested in participating. Jim will then set up the first Zoom meeting with everyone and develop a plan to proceed. Jim will continue to send E-blasts to all the members reporting the committee's progress and asking for input and participation from all members as the process moves forward. All meetings will be held by Zoom calls as the group are not all local residents but are spread out about the country and this will allow anyone

to participate. Jim is contemplating meetings every 2 weeks or more with everyone having homework assignments and coming prepared to discuss the topics at hand. More discussion with the committee and sharing their meeting information with the membership will continue to keep the process as transparent and open to all at all times. Jim will continue to be the moderator but will NOT have a vote in the decision making. Mike will add the eblast communications to the website for members to review. The board thanked Jim for his efforts and Jim thanked Kylie for her participation and assistance with managing the Zoom meetings.

Website Update: Jackie reported she had been getting reports the website was not updated and needed to be updated with meeting minutes and other changes. Mike reported he was behind in updating the website and will update the meeting minutes and create a location for the New Amended Covenants Committee information as well as information on the next board meeting for people to see. Kylie is working on a redesign of the current website and will be sharing her work at a later date.

Unfinished Business:

Continuing Protective Covenants violation on Lot 19: The owners have now moved another trailer so there are now 3 trailers on the lot, and the camping permit has expired. Mike reached out to the county on Monday 10/25 but did not get a response. Information provided by Inga Hanks indicated the county is allowing the Lot 19 owners to camp even though they do not have a permitted driveway, a requirement of the current camping regulations. Our next step would be to file another Citizens Complaint Form with the County. Dave reported that he will be going to the County in the next week and will report back to the board by email with what he finds out.

New Business:

Email from Inga Hanks asking for action re: election at annual meeting: Jackie has spoken to Inga and reports that she will not pursue any further complaint against the SROA regarding the election results but wanted the board to know her position on the use of the Directory contact information for electioneering by some members and sending out a survey to the membership without the Board's participation. This issue has become moot and the board will not discuss it further.

Classification for residents who are relatives, SOs, but not titled owners of property:

The board was contacted by Linda Rulli, the SO (significant other) of Steve Josepho, and she expressed an interest in being active in the community, and wants to participate in the new Amended Covenants Committee. The board discussed the issue, and it was decided these interested parties could participate but would not have any voting participation, unless the person has a bona fide letter of agency from the owner to allow these people to participate. But only members can vote on any issue, without a letter of agency from the owner. The board will continue to consider the issue.

Proposal on outlined officer position – Kylie Pontius: Kylie presented her proposal for a new board member position that would be responsible for public outreach and communications,

such as through the website or newsletters, be a committee liaison for the different committees such as Roads, The amended Covenants, etc. The board discussed the issue, with a suggestion of the creation of a Community Outreach Committee. Mike and Kylie will get together and develop more information and work toward getting something to the board at a later date.

Discuss Park County's recent ordinances on campers, trailers and our Covenants, ACC guidelines/ Inga Hanks' email, attorney responses: Dave is reviewing the new camping ordinance and will be contacting the county for more clarification on the enforcement of this revised ordinance. Mike suggested this issue will need to be an item of discussion for the New Amended Covenants Committee, and the board will need to enforce our own covenants and develop our own enforcement policies. Jackie will forward the proposed enforcement policies and guidelines provided to us by our attorney last year that the board has not yet considered and this will be a topic for further discussion.

SROA Timeline: Mike asked if the board could review the current SROA timeline document, and provide any feedback so that we can decide if we want to keep the document active and use it.

Meet with ACC: Dave suggested that we meet with the ACC to better understand the ACC's perspective on what their role in the Association is and to have better communication between the Board and the ACC. Dave will send out emails and try to set up a meeting for everyone.

Next Meeting: The next meeting will be a Zoom Meeting scheduled for November 20th at 9 a.m.

Adjournment: The meeting was adjourned at 11:04 a.m.