

SILVERHEELS RANCH OWNERS ASSOCIATION
BOD Meeting Minutes
November 20, 2021, 9:00 am
Via Zoom

Call to Order: The Zoom meeting was called to order at 9:02 a.m. by Board President Jackie Burghardt. In attendance by Zoom were Vice President Rob White, Secretary/Treasurer Mike Peterson, Board members Kylie Pontius and David Wissel. Also attending was SROA Member Jim Burghardt.

Approval of Minutes of October 30, 2021 meeting: The Minutes of the previous meeting were approved after correction.

Treasurer's Report: Mike presented the Treasurer's Report, stating he transferred \$1,000 from the Money Market Account to the checking account to keep our balance above the \$1,500 minimum balance to avoid a bank service charge. WE had one lot owner pay their past dues for a total amount of \$89.60 deposited, with expenses of \$300 quarterly maintenance payment to Allan Pederson, and \$189.98 Go Daddy expense for 2-year renewal for SSL Certificate. There were only 4 lots still not paid for 2021 for a total of \$525.94.

Budget and YTD report: Mike reviewed the Budget YTD report, showing we are on track with our budget. The budget was approved as presented.

ACC Report – ACC Projects Update: Jackie asked if everyone had the chance to review ACC report that was sent to the board by email. The report covers the past 6 months of activity, with comments in blue are new additions from the previous report.

Dave commented that he is concerned with the ACC report, stating he is concerned with the content of the report and the activities of the ACC, stating he did not agree with the ACC level of activity in the community and is asking what is the goal of the ACC?. After discussion, Jackie asked for a motion to accept the ACC Report. Kylie moved the report be accepted, Mike seconded and the vote was 4-1 to accept the report, with Dave voting No. Dave will take the lead in getting a meeting of the Board and the ACC sometime after the first of the year.

Maintenance Report: Mike presented the Maintenance report on behalf of Allan Pederson, reporting that Allan and his wife Kim had contracted Covid and have been recovering for the past 2 months. Allan has been monitoring the roads for trash and not found much. Allan presented the annual report to the Water Commissioner, reporting 139 wells in the subdivision, who required that Alan release 1.09-acre feet of water from Augmentation Pond which Allan did this past October 27th. Allan reported that he was able to add water to Dry Lake for a one day when the river call was available.

Roads Committee Report: Jackie referred to e-mails from Laura on her communications/monitoring of the County meetings relating to the modifications to US 285 and Hwy 9, and another subdivision being approved across the highway, known as Mustang

Ranch being approved by the Town of Fairplay for development. There is no update or new information regarding roads in Silverheels. Kylie asked for clarification on what the Road Committee function is and where we are going forward. Kylie should collaborate with Laura and anyone else involved with Kylie reporting back to the Board with anything new.

SNACC (Silverheels New Amended Covenants Committee) Update: Jim Burghardt provided the Board with an update on the Zoom Meeting just held last week, reporting the meeting went well with the discussion focusing on the state requirements of CCIOA and keeping SROA as a limited expense community. The goal of the committee is to develop a new Covenants document by amending the previously submitted version and to edit/amend that document moving forward. Procedures were put in place to move forward. Jim thanked Kylie for her handling of the Zoom meetings.

Website Update: Kylie is working on rebuilding the website on her own platform, and asked for clarification on whether payment for future website hosting expenses required Board approval before proceeding with replacing the old GoDaddy site with the new one. A motion was made by Jackie to allow Kylie to create and post the new website and pay for hosting for the year to be reimbursed by the Association. The motion was passed unanimously. Kylie will present the new site to the Board for review before we make it live.

Mike reported the current website is updated with all the meeting minutes, current budget and all the SNACC meeting information and minutes. Mike asked the board if they would prefer their telephone numbers or emails be posted to the website if a member wanted to contact a board member directly. It was decided each email would be posted on the About Us page.

Newsletter Update: Kylie proposed the next newsletter be published in January, with local contributions from the membership and news items on committee issues, the annual dues, real estate numbers, next board meeting dates, and anything else the board would like to submit.

Unfinished Business

Lot 19, Beatty update: Dave reported that he met with Park County to get an update but found out they are very short-staffed and have minimal focus on camping violations at this time, with their main focus on waste disposal issues. Jackie spoke with Kate Beatty, discussing the unpaid dues issue, the camping permits issues, and their intent on keeping the campers on-site. Jackie explained the campers should be removed in accordance with SROA Covenants and Park County ordinances by November 14th. Mike summarized his communications with the Beattys via emails, informing them of the covenant violation and the county requirement for camping. Mike will send a new email/snail mail past dues letter.

Short Term Rentals update: Dave reported the county does not have the data compiled yet so we could get a list of all short-term rentals in the subdivision. Jackie researched the rental websites and identified at least 15 residences for rent. Dave will work on that information and get back to us. Our next step would be to again contact all renters and ask them for emergency contact information and inform them on the county regulations since we notified the earlier this past year.

Discuss Park County's recent ordinances on campers, trailers and our Covenants, ACC guidelines. There was minimal discussion on the new camping ordinance. The only other camping issue was the tent on the lot on Palmer Peak Drive which the ACC reported had been removed. Mike said he would bring the topic up with the SNACC Committee to decide if camping should be included in the new covenants.

New Business

Policies and Violations of Policies: Jackie referred to the email she sent with the Lost Park Ranch policies and the proposed policies and guidelines provided by our attorneys and requested that everyone get familiar with the issue and be ready to discuss them at a later date.

Parcel out general emails to Board by subject matter: Jackie suggested that Mike pass on email responses to other board members to respond. Mike stated he would consider the topic and will ask others to respond if he does not have time or knowledge of the issue at hand.

Next Meeting: A discussion was held that we consider holding monthly meetings on the 3rd Saturday of each month so that the schedule is set for future meetings. Everyone agreed that we did not need to meet in December, and the next meeting would be on January 15th 2022, by Zoom at 9:00 a.m.

Adjournment: The meeting was adjourned at 10:58 a.m.