

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting March 20, 2021
By Conference Call
Meeting Minutes

Call to Order: The meeting was called to order at 9:03 by President Jackie Burghardt. Present by phone conference call were Board Members Jackie Burghardt, Rob White, Mike Peterson, Laura Biewick, and Alternate Mary Manka.

Approval of Minutes of January 16, 2021 phone conference meeting: The amended minutes were not sent out before the meeting. Mike will send them out for approval by email after the meeting. (Note: The amended minutes were approved by email-MP)

Treasurer's Report: Mike presented the Treasurer's Report, stating a total of \$2,312.98 in Annual Dues were collected and expenses totaling \$2,074.21 were paid. Expenses included purchase of postage stamps, Attorney fees paid, Quarterly payment to Alan Pederson for Maintenance and Website renewal and domain name annual renewals.

Committee Reports

ACC Report: The board reviewed the ACC Report of building activity in the subdivision. Rob and Mary reported on their meeting with the owners of 122 Skid Court regarding their home and it being out of compliance with the covenants. They discussed the exterior of the home, and the owner explained what he was doing to get the CO from the county. The owner will be adding a Pergola on the east side to break up the length. The owner is considering some terracing of the slope around the house. He understands the issues and is working on getting the home completed. The owner is working on ways to offset the issue of the home sitting up so high.

Another issue brought up was shipping containers on lots. The ACC is discussing the issue and asked for the board's position. The board discussed the issue and felt they do not fit in with the neighborhood. Mike will send an email to the ACC stating the board's position.

Roads: Rob reported the street/stop sign by the cattleguard has been repaired. Laura reported she has been sending emails to Tom Eisenman and Darrel Evig with photos of road damage and blocked culverts causing damage to our roads. She did receive a response that we are not being ignored, that our rutted roads will be addressed in due time, and that they appreciate our patience. Laura will continue to try to communicate with them and we will wait to see if there are any results. Some discussion about forming a Local Improvement District to address the roads was discussed.

Amended Covenants: Jackie discussed the Letter to Owners summarizing the changes in the covenants and asked for input on additions or other changes. Further discussion on whether to send both the new draft as well as the red-line version or just the clean version. It was decided we would ask the attorney if we needed to provide both versions. It was decided to exclude the wording "or for rent" in section 9.14. The other change decided on was to remove the word "Filing" from the first page header row, as the covenants apply to both filings 1 and 2. Mike asked for clarification if we need to record all the signature pages with the new Covenants. Jackie will ask the attorney for clarification on these issues and we will be ready to send the new version out.

Website: Mike reported the current website is updated. The new website update is on hold until Mike can get connected with the Go Daddy team and will work on getting it updated as soon as possible. Mike will reach out to Kylie Pontius for assistance on the website.

Short Term Rentals: The Board passed a resolution to send to all members an email announcing that all short-term rentals provide the SROA with the license # from Park Co. and management/emergency contact information for our use for issues such as trash, unruly renters, or any other issues. Jackie volunteered to maintain the records. The stated resolution is: *"Short Term Rentals be required to show proof of licensure from Park County along with owner information and any agent/management contact information involved in the management of the property"*. The resolution passed unanimously. The county program begins on April 1st. We will send an email to the membership with the county information and our requirements and request a copy of the county issued permit.

New Business

New policies on Violations and Enforcement: Discussion was held on the proposed violations and enforcement policies drafted in conjunction with the Covenants. It was decided that we would table the review and implementation of these policies until after the Amended Covenants are passed. Jackie provided information from the attorney that these are required by law. There are some conflicts with the current by-laws that will need to be resolved.

Welcome packets: Mike explained his process on how and when he sends Welcome Packet letters, including only an Opt-out form and SROA Directory application. All other documents are available online including Bylaws, Covenants, ACC guidelines, recent newsletters and meeting minutes.

Covenant Violation Form Letter: Mike's letter of covenant violation was reviewed and discussed.

Unsolicited emails: Jackie mentioned that Inga from the ACC has been getting unsolicited email and Jackie has been sending unsubscribe requests.

Trash Can Policy: A discussion was held about trash cans at the end of peoples driveways and we need to formalize a policy that requires the cans be removed within 48 hours of pickup. Mike will work on getting that done.

Adjournment: The meeting was adjourned at 11:49 a.m.

Next Meeting: The next meeting is scheduled for May 15th by conference call at 9:00 a.m.