

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting - May 15, 2021
By Conference Call
Meeting Minutes

Call to Order: The meeting was called to order by Board President Jackie Burghardt at 9:05 a.m.

Roll Call: Board members present were Jackie Burghardt, Laura Biewick, Rob White, Mike Peterson, and Alternate Board Member Mary Manka. Also attending the meeting by phone conference call were Association Members Jeff Togie, Lillian and David Wissel, Jim Burghardt, Ed & Leslie Hall, Stephanie Lanker, Linda Rulli, Laura and Joshua Jensen, Maria Mitchell, Jim & Marsha Miller.

Approval of Minutes of March 20, 2021 phone conference meeting: The minutes were approved as written.

Treasurer's Report: Treasurer Mike Peterson reported \$544.40 income in annual dues, and total expenses of \$2,460.67 that included payments to the Attorney, mailing supplies, printing costs and postage for the Covenants Mailing, purchase of annual dues envelopes and fishing stickers, maintenance payment to Alan Pederson, and the annual HOA Licensure payment to the State of Colorado. Current balances in the Checking Account are \$14,949.75 and \$7,015.03 in the Money Market Savings Account. Mike reported a total of 12 lot had not paid their annual dues in the total amount of \$1,235.83 including past due interest and penalties. Mike reported in the Budget Year-to-Date report, all categories are on line except Office Supplies & Postage is over budget due to the Revised Covenants Mailings, annual dues envelopes and fishing stickers.

ACC Report: No update has been provided since the last report provided in February, listing 11 different projects being discussed or under construction. Jackie reported the Board has received an email from Myron and Jeanie Anduri requesting information on the 122 Skid Court covenant violations. The board is reviewing the situation and working with the ACC and the owners to address outstanding issues.

Maintenance Report: Mike Peterson reported he got an update from Alan Pederson on maintenance issues, that he continues to pick up trash along the roads and taken down the Christmas decorations on the tree by the road on the BLM Land.

Website Report: Mike reported changes made to the website were updates to the FAQs on the annual dues change from last year, adding South Park Telephone as a provider on the Resources List, adding the meeting minutes from the January Board Meeting and working with GoDaddy to get the new website format up and running.

Roads Committee Report: Board Member Laura Biewick reported she had spoken to the Ambulance District on the current road condition and the impact it may have on their services in our subdivision. The Director reported they could still provide services in Silverheels, the ride will just be a little more bumpy. Laura has been in discussion with the Park County Public Works and they will be doing more work in Silverheels in the near future.

There was discussion regarding working with the County and local politicians on a ballot issue that would seek a mill levy increase solely for roads and/or a sales tax increase solely for roads.

Short Term Rentals Issues: The Board is reviewing the new Park County Short Term Rental Guidelines and has decided the Board will ask the owners who are renting short-term to provide the Association with a copy of their rental license and contact information for the property should any issues arise with the occupants of the rental properties. An email will be sent to all owners with the Board request in the near future.

Amended Covenants Report: Jackie began a discussion on the Amended Covenants process, outlining the Amended Covenants Committee's participation in developing the revised covenants, stating the committee was an advisory committee that provided the board with recommendations that the board used to develop the final version of the Revised Covenants.

Jackie referenced two issues to discuss based on reviews and comments on NextDoor and in emails, one being the issue of the Association being involved with road maintenance issues with the County, and the second issue is regarding the changes to the Architectural Control Committee section in the revised covenants. Jackie outlined the board's position on both topics and opened up the discussion to the call participants.

All participants in the conference call were given the opportunity to speak, and one of the primary requests from the members was to stop the voting process on the current revised covenants process, and revisit the changes being made. The Board members stated it would allow the 60-day window for members to send in their votes to be completed and the final votes would dictate how the association proceeds with the issue.

After a lengthy discussion of the proposed covenants, the Board offered to arrange a Q&A for those interested in asking questions about covenant provisions. This was in keeping with comments made with different opinions on some issues. The members attending the meeting by phone denied that offer, accused the board of being 'tone deaf' and instead asserted that they had procedural concerns and those seemed to outweigh any discussion of the issues.

New Business – Covenant Violations: Mike reported that a Covenant Violation was occurring on Lot 19 when the property owner parked a Camper on the lot without the county's permit and the board notified the owner of the issue. Mike reported the camper was removed on Friday May 14th.

Fish Stocking: Mike reported the fish stocking will not occur before Memorial Day, but will happen most likely happen the first wee of June.

Adjournment: The meeting was adjourned at 11:57 a.m.

Next Meeting: June 26th, 9:00 a.m. – Location TBD.