

SILVERHEELS RANCH OWNERS ASSOCIATION  
Board of Directors Meeting - June 26, 2021  
By Conference Call  
Meeting Minutes

**Welcome to all** - Jackie welcomed everyone on the phone to the conference call meeting, with all the participants identified as Board Members Jackie Burghardt, Rob White, Mike Peterson and Mary Manka. Also attending were Tyler Pontius from the ACC Committee, and SROA members Ed and Lesley Hall. SROA member Jim Burghardt and Board member Laura Biewick joined the meeting later in the morning.

**Call to Order** – Jackie called the meeting to order at 9:05 a.m.

**Approval of Minutes of May 15, 2021 phone conference meeting** – The minutes from the previous meeting were approved with one spelling change.

**Treasurer's Report** – Mike reported no income since the last meeting, and total expenses of \$1,394.64 including \$1,000 for fish stocking, \$359.64 to GoDaddy.com for Email Marketing 3-year renewal and \$35 to Ace Hardware for paint supplies to update the signs at the entrance. Mike thanked Tyler and Kylie Pontius for volunteering to repaint the signs at the entrance. Mike reported there were still 12 lots that have not paid dues and he will be sending out the past dues notices in the next week.

**Budget and YTD report** – We are on target for all categories except Office supplies and postage, which is over due to the mailing and printing costs of the amend covenants packets, and the Website Expenses is over budget due to our paying 3-year renewals on the Email Marketing program and Website building program.

**ACC Report** – ACC member Tyler Pontius was present to discuss any questions or concerns from the ACC Project Log 6-22-2021 submitted to the Board.

**122 Skid Court update** – The Board and the ACC met and discussed the project, and it was determined the prior ACC had approved the plans on the project and there was nothing the Board or ACC could do to change what was built. It was decided that as the owners move forward, they would need to submit complete plans to the ACC before any new construction occurs. The Board received reports the owners were building some forms for a concrete project without any ACC approval, so the Board sent the owners a Cease & Desist letter asking for a response from the owners by July 7.

**Lot 19 Update** – The lot next to the pond with the 2 campers on site have gotten a camping permit from Park County good through July 17<sup>th</sup>. Mike confirmed with the county the owners can apply for another 30-day camping permit in July. Since they had gotten the proper permits,

there is no covenant violation at this time. Mike reported the camper that was on Lot 20 without a camping permit was removed.

**Maintenance Report** – Alan Pederson reported to Mike that he is continuing trash pick-up along the roads. Mike reported he has been in communication with Patrick Buckley who is ready to start spraying Canadian Thistle in the area.

Jackie reported the board received an anonymous tip about someone throwing PBR cans and trash out their vehicle and they tracked the person down where they lived in town. The information provided was passed on to the Park County Sheriff.

**Roads Committee Report** – Laura reported the roads have been graded once for the spring. Mike commented that Dry Lake Road has not been graded at all. Laura has been asking the county about a work project in Silverheels known as Project 9 that she was given by Tom Eisenman (from an updated Park County Public Works 2021 Project List not yet available on the county website). This work was supposed to be done in May or June and includes work on culverts and drainage on Silverheels and other roads. She has not received any response from them. Laura will continue to contact the county and hope to hear from them soon. Jackie thanked Laura for all her efforts.

**Amended Covenants Report** – The board has received 62 signed consent forms for the new covenants by the deadline, so the amended covenants were not passed. Mike reported he received 3 more signed forms all dated past the deadline. A discussion of how to move forward, using the current amended covenants as a starting point and engage as many people as possible to create a new working group to review the issues and come up with a compromise to those issues that members were not comfortable with.

Lesley Hall let the board know that she has more than 65 signed requests for a special meeting to address the Amended Covenants, but was not prepared to request one at this time.

Lesley proposed sending out a survey to the membership asking questions about the amended covenants to be sent before the annual meeting so we would have the results and can proceed with more information from the membership.

After a long discussion, it was decided that Board Member Mary Manka would work with Lesley on the survey questions and present them to the board for review.

Jackie will speak with the attorney to get more information on the statutes and legislation that need to be addressed in the new covenants.

## **Unfinished Business**

**Short Term Rentals** – The board discussed sending a notice to membership regarding the new Park County Short Term rentals asking the membership to provide the Association with their License number from the county and emergency contact information should the board have an issue with the tenants of these short-term rentals.

## **New Business**

**September 11 Annual Meeting preparation** – Discussion about having a Zoom Meeting in conjunction with the in-person meeting ensued. The board asked Tyler and Kylie Pontius if they can work on that option.

The possibility of having South Park Telephone cater the meeting was discussed and Jackie will reach out to David Shipley.

**Next Meeting** – July 17<sup>th</sup>, 9:00 a.m. Conference Call.

**Adjournment** - The meeting was adjourned at 11:40 a.m.