

SILVERHEELS RANCH OWNERS ASSOCIATION

BOD Meeting Minutes

January 15, 2022, 9:00 am

Via Zoom

Call to Order: The Zoom meeting was called to order at 9:00 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 Natalie Gorak.

Approval of Minutes of November 20, 2021 meeting: The minutes of the previous meeting were approved as written.

Board to approve minutes of December 4, 2021 Executive Session – postponed

Treasurer's Report: Mike presented the Treasurers Report, noting income of \$10,383 from Annual Dues, total expenses of \$2,324.15. Our one Certificate of Deposit matured with a total interest earned of \$49.22 for 2021. The new 2022 CD is \$5,216.09 for 12 months with APY of 0.95%. 143 total lots have paid their dues, with 40 lots unpaid. Second Notice Dues letters will be sent to all those unpaid, giving them a 30-day grace period to Feb. 15th, at which time a 12% late fee penalty will be applied. A running list of unpaid lots will be presented at each meeting for the directors to review. The Treasurer Report as approved as presented.

Committee Reports

ACC Report – ACC Projects Update: The ACC provided a new report by email on January 14th with minor changes from the previous report. The ACC report was approved as presented, with a correction to the date from 2021 to 2022 and to highlight additions.

Maintenance Report: No report was presented.

Newsletter: The first newsletter was sent and well received by the members. The next newsletter will be sent in April.

Roads Committee Report: There was nothing new to report except that Linda Rulli and Laura Biewick continue to maintain contact with Daryl Evig from Park County.

SNACC: Progress is being made but the committee is working on contentious issues and things are moving slowly. The SNACC meeting minutes and meeting reports are all posted on the website. Recordings of the Zoom meetings are available upon request of the Board or Kylie Pontius.

Website Update: Work is continuing to get the site completed and in place in February. A request will be made for a refund from GoDaddy.

Unfinished Business

Lot 19, Beatty update: A letter to the Beattys from our Attorney was sent on December 16th, but no response has been received. The Board discussed several options available to it to enforce the covenants. Our attorney will be consulted to provide us with the cost of taking legal action. Park County is ignoring our requests to enforce their own covenants and the Board will look into what, if anything, we can find out about this problem. A request was made that recordings of our Board meetings be available to the membership. They have been recorded by Kylie since November 20, 2021 and are available from her upon request.

Further discussion revealed a disagreement by Dave with enforcement of the Association's covenants and bylaws. The Association and its Bylaws and Protective Covenants have existed from the beginning of the Association in 1979 and everyone who purchases a lot or house in the subdivision is subject to those documents. The SNACC committee is working on updating our Protective Covenants. The Board will discuss comments made and decide if further action needs to be taken.

Short Term Rentals update: Park County reported that the county does not have any information to provide us on their licensing program. The Northwest Fire Department did some research and estimated there are between 2,400 to 2,500 short-term rentals in the Fairplay-Alma area. Other sources, such as VRBO, Air B&B, and Vacasa websites will be investigated to try to determine how many short term rentals are in our community.

New Business

Discuss how the Board will deal with violations of its Protective Covenants: This was deferred to a future meeting.

South Park Health Service District signage at entrance: The district wants to place a sign on the property near the entrance to our subdivision. More information is necessary for the Board to discuss if we have the right or want to give the approval for a sign on this property.

Adjournment: The meeting was adjourned at 11:26 a.m.

Next Meeting – February 19, 2022 9:00 a.m. via Zoom.

Respectfully submitted,

Mike Peterson
Secretary/Treasurer