

SILVERHEELS RANCH OWNERS ASSOCIATION
Board of Directors Meeting
July 23, 2022, 9:00 a.m.
Meeting Minutes

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 Rob White, Mike Peterson and Kylie Pontius. Also attending were SROA members Steve & Gail Kloppel.

Approval of Minutes of June 18, 2022 meeting: Kylie requested an amendment to the Newsletter section of the minutes to remove the reference to Rob providing an article on operating a business in a residential zone. The minutes were then approved as amended.

Treasurer's Report: Mike reported income of \$666.98 in Annual Dues and Past Dues collected for Lot 17-18. Mike was happy to report that the payment received is the final dues outstanding and the association has 100% paid dues for the first time in his 20 plus years on the board. Total expenses were \$2,310.98 and included the Directors and Officers Insurance Policy, payment to the Attorney for discussion of the covenants enforcement issue, release of the Lien on Lot 17-18 and addition Google storage for the website and storage of meeting recordings.

Budget and YTD report: The YTD report was reviewed and Mike highlighted the section on annual dues where he was able to correct his accounting error and get the Annual Dues line to balance

Board approval of 9/11/2022 – 8/31/2023 Budget: Mike presented the 2022 Budget Review and 2023 proposed budget for next year, highlighting the expected expenses we will incur before August 31, the end of the budget year. These expenses will include projected \$900 for the annual meeting, \$1000 for the second fish stocking, \$300 for the quarterly maintenance payment to Alan Pederson, the \$76 PO Box rental and \$110 for postage stamps, for a total of \$2386 in expenses yet to be incurred. Adding these expenses to the actual accrued expenses for the year gave us a comparison of the actual percent change from the approved budget for 2022.

A review of the percent change shows an increase in the annual meeting expenses, a significant reduction in Office Supplies and Postage, which Mike reported we originally budgeted for more postage and printing for the amended covenants project. Portolet equipment rental was down because Mike forgot to order the delivery. Mike will try to get one for the rest of this year. It was agreed that we should keep this in the budget for next year.

The website expenses were greatly reduced thanks to Kylie's moving the website from GoDaddy to a different platform and the large increase in attorney fees, most related to the Lot 19 Beatty communications and review of SNACC issues.

Mike presented the Proposed 2023 budget, with increases in the Annual meeting expenses, Equipment Rental, and attorney fees, and a reduction in website expenses. All other budget items remain un-changed.

Kylie requested that we change website expenses to website & email & digital expenses, combine Newsletter printing and Office Supplies and Postage into one line item.

Mike has promised to purchase a new laptop before the annual meeting.

Jackie suggested a simpler format to present to the members and will send Mike an example to use.

The proposed budget was approved by the board with minor changes. Mike will get the changes made and sent out to everyone by August 5th.

Committee Reports

ACC Report – ACC Projects Update: The ACC report was reviewed and more communication was occurring with the Beatty property Lot 19. Jackie commented the county was going to approve their building permit without having the driveway permit approved and letting them do it without following the county rules in place. Jackie reported the citizen complaints filed against Lot 19 were all lost and requested that we refile our complaint forms again. The county appears to be in disarray in the process. Jackie is working with Charlie Schultz to get more input/response with the county. Mike will refile the citizen complaint forms again with the new format in place on the county website.

Maintenance Report: Mike reported Alan has been picking up trash, and will repair the private members only sign on the south side of the pond.

Newsletter: Kylie reported the newsletter went out and were getting read as we have received responses to the STR article. Kylie wanted to recognize Jeff Togie on the article he provided on fire mitigation and thank him for his efforts. Everyone congratulated Kylie on a job well done. The next newsletter will be in October.

Roads Committee Report: Kylie reported Laura checked on liability concerns on any potential culvert repair project we may do, and that she will continue to be a contact with the county on road issues. Kylie will check back with Mary Manka who was discussing hiring a company to do repairs on culverts and maybe getting a discount if we have more people sign up for it.

SNACC Committee Report: Kylie reported we go through the ARC section, and are working forward. We still have a lot to do. All the progress is easily reviewed on website posted meeting minutes and the email blasts sent out.

Website: Kylie updated the text on the directory section of the website and requested any documents to be added should be in PDF form. Photo sizes need to be compressed to help the site load better.

Unfinished Business

Directory: Kylie is working to get the directory form redesigned and will provide the board with the new version soon.

Short Term Rentals: Jackie commented the article in the newsletter was well received and the word has got out that we are working to get more information from the STR owners. The county has been slow in processing the license applications. We have 11 in our subdivision that we know of and are communicating with most to get good contact information. Kylie is working on a graphic of our SROA issues for owners to post for their renters.

Policies and Enforcement issue: Jackie referred to the email from some members in our association regarding our authority to create and enforce these policies. Jackie spoke to our attorney and was told yes, our covenants allow us to create these policies and enforce them, and these policies can be more restrictive than county regulations. The attorney directed us to

look at Section 16 where it mentions “rules and bylaws separate from these covenants” and other areas that refer to the board’s ability to enforce the covenants. It has not been a problem in the past 40 years and it has only been recently where violations are occurring and not being resolved. WE are now in a spot where we need to decide on how we can enforce the covenants without creating rules and fines to enforce them. We need to develop these rules and present them to the membership so they understand the premise we are starting from. We need to get more participation from members and be transparent in our actions. Everyone needs to review the documents and be prepared to move forward on this issue. Jackie asked if we should create a board email to the members to address the mis-information that is going around. It was discussed and decided that this issue would be a topic for the Annual Meeting Agenda.

Annual Meeting Preparation: Mike needs to get the documentation together for the Annual meeting notification to be sent out, to include the 2021 Annual Meeting Minutes, the 2022 Agenda, the meeting location, a Proxy form and Board of Director candidate biographies. Jackie will help Mike to develop the Tellers Report and instructions for the people who will count the ballots. Kylie requested that we have a ballot box this year.

New Business

Update on Park County enforcement; Citizen Complaint forms: Mike will refile the 2 forms on the Beatty Lot 19. Mike will create an account on the Park County website for filing complaints. Jackie will do more research with the county on the county’s efforts on enforcement. Mike reported that he knows of 3-4 lots that are currently violating the camping rules and asked if he should file complaints now. It was suggested that he contact the owners first and discuss the issue with them to try and resolve it first.

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

Next Meeting: – The next meeting will be held on August 13th at 9:00 a.m., in person at Jackie Burghardt’s home at 320 Little Baldy Circle.