

SILVERHEELS RANCH OWNERS ASSOCIATION  
Board of Directors Meeting  
August 13, 2022, 9:00 a.m.  
320 Little Baldy Circle  
Meeting Minutes

**Call to Order:** The meeting was called to order at 9:10 a.m. at Board President Jackie Burghardt's residence with Rob White, Mike Peterson, Kylie Pontius present in person and member Dave Wissel attending by phone.

**Approval of Minutes of July 23, 2022 meeting:** The minutes of the previous meeting were approved as written.

**Address Inga's email re STR, camping, Park Co not following its own rules:** Discussion of Inga's email requesting STRs and Camping issues be presented at the Annual meeting was held with all board members agreeing the issues were important and we should be prepared to discuss the issues. Dave Wissel reported there were 350 STRs licensed to date with 1,300 to 1,500 rentals possible to be licensed. Dave had to leave the meeting at 9:30 a.m.

We discussed the County's enforcement issues with camping violations. The county is short staffed and the Citizen Complaints we had filed were lost and we refiled them. The issue with Beattys on Lot 19 has become moot since they were issued a Building Permit. The bottom line is the County is choosing to not enforce the Camping regulations at this time.

It was agreed that we would provide copies of the STR Bullet points Information sheet we are providing and also include copies of the Camping Regulations from the County.

**Treasurer Report:** Mike presented the Treasurer Report, reporting a total of \$2,280.81 in expenses that included PO Box Rental, purchases of door prizes and election boxes and other Annual meeting expenses, and the purchase of a new laptop computer for the association. Mike reported the only remaining major expense is the second fish stocking, which is scheduled for the last week in August. Mike will develop a Balance Sheet comparison of 2021 to 2022 for the meeting along with the Budget expenditures through September 1 and the proposed 2023 budget.

**Short Term Rental vs. Land Use Regulations:** Charlie Shultz's email commenting on STRs being a business vs. residential use was discussed. Based on our knowledge of the County regulations, STRs as an allowed use in Residential Zone properties such as Silverheels Ranch is unclear. Our current covenants do not restrict STRs and it would require a change in the covenants to limit STRs at this time.

**Posting SROA membership info for the general public:** Kylie voiced her concern about posting information for members only on the website such as budgets and the Annual Meeting information that could then be accessed by the general public. We discussed creating a members only access to restricted information. Kylie will review the issue and bring it up in the future.

**Rules and Regulations:** The board discussed the Rules and Regulations issue and agreed that we need a work session with the entire board to decide on these regulations. We decided it should wait until after the Annual Meeting, but that we should be able to explain that we are helpless to enforce the covenants without them.

**Annual Meeting Preparation:** Mike reported the food has been ordered and paid for, and needs to be picked up at 8:00 a.m. at the Java Moose. Dave Wissel was volunteered to pick up the food.

The Feedback sheet was revised and Mike will send the new one out for review.

The ballots need to be numbered for each vote slip and Mike will print out 201 ballots, one ballot for each lot. If anyone requests a replacement ballot, they must provide the entire original ballot.

Kylie will run the election, and announce the time to vote for each issue. Jackie and Kylie will develop and provide Teller Rules and Instructions for the Tellers. Everyone suggested people for election judges and will contact them and report back.

The board reviewed the Agenda timeline and tried to allocate the timing for each agenda item. We will want to ask NWFPD Chief Estle to speak at 9:45 if he can make it earlier than 10:00 a.m. Mike will contact him. It was decided that we need to ask the school if we could extend our use time past 12 noon to 1:00 p.m.

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

**Next Meeting** – New Board meets immediately after Annual Meeting Adjourns