

SILVERHEELS RANCH OWNERS ASSOCIATION
BOD Meeting Minutes
September 23, 2022 6:30 p.m.
USPWCD Conference Room, 548 Front Street

Call to Order: The meeting was called to order at 6:34 p.m. at the HASP Conference Room with Board Members Mike Peterson, Kylie Pontius, David Wissel and newly elected members Lane Mathison and Lesley Hall in attendance. Also present was newly elected Alternate Board Member Ann Erdle. SROA member Steve Kloppel was attending via Zoom.

Establish SROA Officers: The first order of business was to elect officers for 2022-2023. Kylie made a motion to keep Mike Peterson as Secretary/Treasurer, seconded by Lesley Hall and the vote was unanimous 5-0. The group reviewed Article 6 of the By-Laws describing the officers and their duties. After discussion, Mike nominated David Wissel as President, and the nomination was seconded by Lesley Hall and the vote was 4-Yes and 1-no (Kylie Pontius). Dave made a motion to appoint Lane Mathison as Vice President and Mike seconded, the vote was unanimous 5-0.

Approval of 9-10-22 BOD Meeting Minutes: The minutes of the previous meeting were presented. Kylie asked that we modify the sentence regarding the next meeting to: "The board determined the next meeting would be held on Monday, September 19th." The minutes were approved as edited.

Treasurer Report: Mike presented the Treasurer Report, describing the total expenses of \$461.14 that included \$331.14 spent on the 2022 Annual Meeting and \$130.00 for Attorney fees incurred in August, 2022. The Money Market Savings account balance is \$14,028.76 and the CD on account is at \$5,216.09, bringing the total Assets to \$26,990.57. A review of the Budget YTD showing the income/expenses as compared to the approved budget was discussed. A request to add a note explaining the Annual Meeting Expenses and Attorney Fees were attributed to the prior 2021-2022 fiscal year was proposed and approved.

Committee Reports

ACC Report – The ACC Projects Log presented by the ACC was discussed. Mike commented on the proposed barn for Lots 97-98 for the Stamp property appeared to be missing, noting that it appeared the construction was occurring on Kyle & Katie Stamp's lot across the street on Lot 47. Kylie will ask Tyler about the Stamps Lot and get clarification.

Maintenance Report- Mike reported that he spoke with Alan Pederson the previous week and reported that he was continuing the patrol and pickup of trash along the subdivision roads. Lesley asked if we paid Alan for his duties and Mike explained that Alan performs the operations/maintenance of the Augmentation Pond, subdivision signage and picking up trash and gets paid \$300 per quarter. Lesley asked about the weed spraying done by Pat Buckley and Mike explained that the association provides the spray equipment and the materials and Patrick donates his time and the use of his own ATV.

Lesley made a comment that she had heard the Augmentation Pond needed to be dredged. Dave explained the silting-in process that is typical of this type of pond and we should consider this project. Mike will share the Augmentation Survey that we have on file for everyone's review. Lane volunteered to go out and take some measurements to see how much it has silted-in.

Newsletter- Kylie requested articles for the next letter in October, stating she will get articles from the ACC, the SNACC Committee, and an article on burn permits submitted by Linda Rulli last year

and probably re-use it. Lesley will write an article on the Thompsons for their past contributions to the Association with the barbecues and donations they provided for in past years, and other social news/issues related to the community. Other suggestions were discussed. Kylie asked that all submissions be received by Friday October 7th.

Roads Committee- Kylie stated the last report we got was what was presented at the annual meeting and there were no updates since Laura Biewick was dealing with family issues. Lane brought up the topic of the roads accessing the pond that the board had briefly discussed last year. The board had discussed getting estimates to get those two roads some maintenance, but did not pursue the issue further. Lane suggested that he take a look at them and maybe would volunteer his time and equipment to do some maintenance. There is still an issue if the roads are considered County roads or private and that needs to be determined before we take action. Lane will discuss the issue with Laura on the Roads Committee and report back to the board.

SNACC Committee- Mike commented that all of the board except Dave and Ann are a part of the SNACC and familiar with the issues, but did report the committee was moving forward, working on Article 3 Restrictions.

Website- Kylie reported she got some photos from Jude Biggs for the website and newsletter that she will be using and asked that we provide her with new photos of wildlife and scenery in Silverheels that she can use. Kylie will update the site to include only the past 3 years of meeting minutes and treasurer reports, archiving all the older documents in the Box .com account. Mike needs to update the SROA Directory with the most recent changes and she will send the updated Directory out to all participants.

Unfinished Business

Short Term Rentals- Mike shared the list to all board members of the 11 properties we know of. Ann reported that we need to add Jean Jones property on Lot 22 at 1528 Silverheels Road. Mike reported that Allan Pederson reported the owners on Lot 7 have put a picnic table down on the lake edge at Dry Lake on the common area and Mike contacted them, asking that they remove any personal items from the common area. Alan Pederson reported that it was removed. Dave reported that there were issues at Park County for people who have submitted their licensing request but have not heard back from the county. Lane and Ann both suggested personal contact with the county would be better and they would get an immediate response.

The board discussed the STR bullet points fact sheet, referring to the fishing policy that states fishing is allowed for members, long term renters and their guests only. Fishing is NOT allowed by short-term-renters. Discussion on the bullet point about dogs suggested that we need to change it to conform with our covenants and the county regulations. We also need to remove the No guns icon on the bottom, and replace it with a No ATVs icon. Further discussion on sending the short-term rental memorandum along with the bullet points for Silverheels to the membership via email and by mail to the STR owners specifically would be done. The memorandum needs to be modified to include suggesting the owners contact the county in person to get better response on getting their license issued. Mike needs to send the current memorandum in .pdf format to everyone for review.

Enforcement Rules & Regulations- Mike provided the board with the documents the previous board had been reviewing for the past year. Discussion on the topic where the association does not have any enforcement policies in place to address covenant violations beyond taking people to court was the reason the previous board was considering creating these rules and regulations. It was decided that the board will review these documents and decide on the issue at a future board meeting. Lesley requested a listing of the complaints received in the past years so we could review the issues involved. Mike will work on getting a list compiled and sent to everyone.

New Business

Annual Meeting Feedback- The board commented on the annual meeting. The food was well received and Lesley stated her appreciation for Kylie's handling of the board elections. One feedback-sheet from Susan Barden requested a personal response. Lesley wanted to share our listing of complaints with her and would discuss it with her after we get that compiled.

Review SROA Annual Timeline- Mike provided everyone with a copy of the Annual Timeline for review, explaining the general timeline provides a summary of what occurs in the subdivision. Mike will edit the document to change the dates for the newsletter to coincide with Kylie's schedule.

Next Meeting- The board reviewed the timeline and decided there is not much going on until January. The next meeting will be set for Monday, January 23rd at 4:00 p.m. at the USPWCD board room and via Zoom.

Adjournment- The meeting was adjourned at 9:02 p.m.