

SILVERHEELS RANCH OWNERS ASSOCIATION
BOD Meeting Minutes
December 20, 2022 5:00 p.m.
CCWCD Conference Room, 548 Front Street

Call to Order: The meeting was called to order at 5:15 p.m. at the HASP Conference Room by Board President David Wissel. Board Members Mike Peterson, Lesley Hall, Lane Mathison and Ann Erdle were all in attendance.

The agenda was amended to include Items from Mike Peterson regarding updating the Bank account signature cards at the bank and to discuss a letter received from our Attorney. A motion was made and seconded to add the Bank Account signature cards to the Treasurer Report and the Attorney Letter to Unfinished Business. Motion Passed unanimously.

Approval of 9-23-22 BOD Meeting Minutes: The minutes of the previous Board Meeting were approved via email by all board members and are posted to the website.

A motion was made to promote Ann Erdle from Alternate Member to Board Member following the resignation of Kylie Pontius by email effective October 12, 2022. The motion was seconded and approved unanimously.

Treasurer Report: Mike presented the Treasurer Report, reporting the ending balance in the Checking Account was \$7,111.34 after paying a total of \$934.38 in expenses that included annual renewal of our Zoom Video Account, Annual Report to the Secretary of State, and two quarterly payments of \$300 to Alan Pederson for Maintenance after the August check was lost in the mail. Also included were office supplies and postage stamps and labels to send out the STR Laminated Guidelines to all STR owners.

Mike reported the Certificate of Deposit matured on 12/5/22 and we earned \$49.69 interest in the past year. The interest for 2023 will remain at 0.95% interest. The Money Market account earned \$1.76 interest since our last meeting. Total Assets value are at \$26,407.64

Mike reported that he sent the Annual Dues Letters and Water Declarations to all members on December 15th, 2022.

Mike reported that we need to change the signature cards at TBK Bank to remove the former board president Jackie Burghardt and former Vice President Rob White and replace them with new board members.

A motion was made and seconded to add Board President David Wissel and Vice President Lane Mathison to the signature cards of all accounts along with Secretary/Treasurer Michael Peterson. The motion was passed unanimously.

Committee Reports

Newsletter – Mike reported as per the SROA Timeline, the next newsletter is due out in January and we need to develop stories and get them to Kylie. Mike will provide an article on the Annual Dues and an article on the real estate transactions in Silverheels for the past year. Lesley will provide an article on winter preparedness. Mike will request a SNACC update article and Dave will work on an article on water rights. Deadline for articles will be January 15th.

Website – No report was presented. Mike reported the website is current with all SROA documents.

Unfinished Business

SNACC Committee – Update and Course of Action - The board discussed the email received from the SNACC Committee regarding two requests, the first one asking if we were retaining the same legal counsel used previously. The second request was for one of the board members on the SNACC be selected liaison to work with SNACC on issues requiring legal counsel and develop a process to communicate any decisions made by the board to the committee.

After discussion, the board made the determination to move forward as follows:

- The board will not retain the law firm Winzenburg, Leff, Purvis & Payne LLC, nor will we retain the services of Brianna Schaefer, the attorney who just moved from the prior firm to create her own practice, but will seek local counsel to serve our legal advice/needs.
- The board has three board members on SNACC and all three will communicate any legal counsel issues to the rest of the board. The board requests that SNACC make a notation of the issue and compile the issues that need legal advice. The board will ask all questions at one time at the end of the process to best use our limited fiscal resources on legal issues.
- The board will request SNACC complete their review and provide the new amended covenants and recommendations by March 1, 2023 in order for the board to review and seek legal advice on any issues.
- Dave Wissel will communicate our decision by email to SNACC.

The board will develop an email survey to be sent to the membership asking for feedback on some of the major changes to the covenants and ask questions on Short Term Rentals as well.

Discussion of Attorney Letter – Mike reported the SROA received a letter from our attorney's office stating the attorney we had most recently been working with, Brianna Schaefer, is no longer associated with the firm Winzenburg, Leff, Purvis & Payne LLC, but has started her own practice as Schaefer Legal, LLC and they are requesting a response asking if we want to continue with the original firm or be represented by Brianna Schaefer in her new firm, or if we will retain other legal counsel.

The board decided that we would not retain either firm and will seek local legal counsel.

Short Term Rentals – Update – The board has sent laminated copies of SROA Guidelines to all STR owners (12 that we know of). After much discussion, the board has decided that we would not pursue the topic as an association beyond the rules and regulations in place by the county.

Policies & Enforcement – Update – The board has decided that we will not pursue any review or application of the Policies & Enforcement documents previously provided to the board by the attorneys at this time.

New Business

2023 Schedule of Meeting Dates – The board decided that we would tentatively schedule all future board meetings on the 4th Monday of each month, in person at the CCWCD (Big Timbers) Building at 548 Front Street at 4:00 p.m. All meetings will be recorded and made available to the members upon request.

Adjournment- The meeting was adjourned at 7:09 p.m.

Next Meeting- The next meeting will be set for Monday, January 23rd at 4:00 p.m. at the CCWCD (Big Timbers) Building at 548 Front Street at 4:00 p.m.