

SILVERHEELS RANCH OWNER'S ASSOCIATION
BOD Meeting Minutes
January 23, 2023, 4:00 PM
CCWCD Conference Room, 548 Front Street

Call to Order: The meeting was called to order at 4:08 p.m. at the CCWCD Conference Room by Board President Dave Wissel. Board Members Mike Peterson, Lesley Hall and Lane Mathison attended in person and Ann Erdle was attending by phone. Also in attendance was SROA Member Susan Barden.

Approval / Amendment to the Proposed Agenda: The proposed Agenda was approved with no changes.

Approval of Minutes of December 20, 2022, meeting: The minutes were approved as written.

Treasurer's Report: Mike present the Treasurer report, reporting \$12,700 in annual dues collected and \$1.52 Mastercard cash rebate on a purchase from August 2022. Mike reported a total of 39 Lots have unpaid dues, and a second notice will be sent to all with another 30-day grace period approved by the board.

Total expenses of \$1,793.87 included the General liability insurance policy for 2023, website hosting and domain name renewal fees and the purchase of the Survey Monkey account activation for the upcoming Board Survey we will be sending out.

Budget and YTD report: Mike reviewed the YTD report, noting the Annual Dues collected this period included an additional \$200 paid by the Stephens – Lot 57 as payment in advance for future dues, and the website budget line is over due to the purchase of the Survey Monkey account.

Committee Reports

ACC – Update / Report: The ACC report was received indicating 5 projects under construction, and 3 projects proposed that are under review, along with 2 applications received and approved, and 4 inquiries responded to. Lane commented that is project for building a garage was not listed in the under construction section and will reach out to the ACC and let them know his status.

Maintenance Report – Mike: Mike reported he spoke to Allan who had nothing to report other than slick road conditions at the entrance to 285. The board discussed the county plowing of the roads after the past storm and Lesley mentioned she would continue to deliver some baked goods to the R&B

Newsletter - update Ann: Everyone thanked Ann for the creation of the Newsletter, with only one issue referred to the missing committee reports that were referenced in the email.

Dave will respond to the member questioning the article on the wells/septics that Dave wrote.

Website maintenance proposal from Kylie Pontius – Mike: Mike reported that Kylie Pontius has presented a proposed Website Maintenance contract at a rate off \$75 per quarter that she will send an invoice each quarter. The Board reviewed the contract and unanimously approved the contract for 2023.

Website Update – Mike: Mike reported the website is up to date with the posting of the recent newsletter and Mike will get the 12/20/22 BOD minutes to Kylie for posting right away.

Old Business

SNACC Committee Update – Susan Barden reported that she has been in communications with board members and wanted to get the air cleared between the Board and SNACC to ensure the board and committee were working together with the end goal of a good version of the new revised covenants to be presented to the membership. She is concerned the deadline provided by the Board was creating conflict with the committee and wanted to work on solutions to get everyone on the same page.

Susan suggested that a Zoom town-hall style meeting be held to discuss the new covenants in addition to the Board Survey being sent out for the purpose of getting feedback from the members on the document, and all the activity was totally transparent showing what both the board and the committee were doing to get the final document ready for presentation.

Susan proposed creating a committee of 2 to 3 SNACC members and 2 to 3 board members to answer questions presented to the board, either in advance by email or presented during the meeting in order to get their questions answered and Susan even volunteered to moderate the meeting.

Susan commented that she thought the survey responses should be made public for everyone to review before any type of Zoom meeting so everyone was informed.

Susan also suggested that questions regarding STR regulations/issue be included in the Survey questions so that everyone could get a feel for what the membership thought about STRs in Silverheels.

Susan asked if questions provided by SNACC members could be added/included with the survey.

The Board responded by explaining the Survey would be made up of simple yes/no questions regarding each section of the SNACC approved document that the board was looking for comment on. No additional questions from SNACC would be included, the survey was directly copied/passed from the SNACC document so there was no changes to what they had approved. Lesley shared the survey with other SROA members to get their initial feedback on the content and procedures and would include some suggested changes to the process.

The Board will work toward including some questions on STRs in Part 2 of the Survey. Questions need to be submitted to the board by February 15th.

The Board wanted to be sure that the document presented be the best we can provide and it can be approved.

If the document fails, the Board will review the issues with state laws in CCIOA that the SROA needs to have included and will work to develop a document that can be approved.

Ann voiced her opinion that a Zoom meeting should not be necessary, as the document should stand on its own and be reviewed and voted on as it stands.

Survey Monkey Account

- a. **Ratify purchase of this account:** The board unanimously approved the purchase of the account.
- b. **Review, discuss and ratify proposed survey questions:** Everyone agreed the questions on Part I of the survey were complete and an accurate representation of the SNACC approved document. Both the current covenants and the complete redrafted SNACC version to date will be included with the survey, along with the definitions section as separate document links for everyone to view.
- c. **Discuss timeline and other thoughts regarding the process:** The proposed timeline is to send Part I by February 1st, with a requested response by March 10th. The board will work on Part II of the survey to send out by March 10 to be received by April 10th. That will give

the Board time to review/revise the document and get an attorney to review it in order to get the new document presented to the membership by July 1.

- d. **Set timeline from the annual meeting to current time:** The board discussed the overall timeline in getting the new document done and sent out to the membership by July 1st.
The Board will review having a Zoom town-hall type meeting in early April so that we can keep the ball rolling. The board will review the issue again after the Part I Survey has been sent and reviewed.

New Business: There was no new business presented.

Adjournment: The meeting was adjourned at 5:54 p.m.

Next Meeting: The next meeting is scheduled for February 27th, 2023, in person at the CCWCD Meeting Room at 548 Front Street, Fairplay at 4:00 p.m.