

**SILVERHEELS RANCH OWNER'S ASSOCIATION**  
**BOD Meeting Minutes**  
**June 26, 2023, 4:00 PM**  
**548 Front Street, Fairplay, CO**  
**Meeting– In Person**

**Call to Order:** The meeting was called to order at 4:02 p.m. at the CCWCD Conference Room by Board President Dave Wissel. Board Members, Lesley Hall, Lane Mathison, Luis Canales and Ann Erdle were all attending in person. Also attending was SROA Jim Burghardt and Lillian Wissel.

**Tribute to Mike Peterson:** Mike was a long time resident, friend and Board member who passed away on May 30th. The Board and members present expressed their deep sorrow for this loss as well as recognizing the enormous amount of work he has done for this community. He left very big shoes to fill. Dave shared a few stories about Mike's friendship and experiences. He is sorely missed by all. The Memorial is set for Sept 16th at the Legion Hut in Fairplay.

**Approval of Minutes of April 24, 2023, meeting:** The minutes of the previous meeting were approved as written.

**Secretary / Treasurer's Duties:** Fish stocking, Lane; Mass Emails, Luis; Treasurer reports, Luis and Lesley; Meeting minutes and Newsletter, Ann; Real Estate and Title companies response, Dave. Annual meeting prep, all.

**Treasurer's Report:** Ann presented the Treasurers Report, reporting a total income of \$291.09 over the past month with \$240 in annual dues and \$51.09 bank/CD interest income. Total expenses for the month were \$5458.99: \$1000 fish stocking; \$300 maintenance; \$788 office supply /covenant mailing; \$122.99 website; \$3248 legal/covenant review. One lot has unpaid dues. Lesley has been in contact with them.

**Budget and YTD report:** Ann presented the Budget & YTD Report. The Treasurer Report was approved as presented.

**Committee Reports**

**Maintenance Report** – Alan Pederson reminded us that 7/8ths of Dry Lake belongs to SROA. The lake is full and currently has leeches in it so it is recommended to add fish in July. Discussion regarding our roads conditions and the correspondences with Road and Bridge and the entire county. Road and Bridge was currently grading Little Baldy.

**Website Update** – Ask Kylie to update any changes regarding Mike.

**Public Comments:** Jim Burghardt asked if there was a redline document comparing SNACC document and the current proposed Covenant. There is not a redline document. He asked what base document we used and how we came to an approved document. The base document used is the document approved by SNACC. The Board had many back and forth emails with the attorney, resulting in a Board approved official document. Jim was concerned about the format of the document. The format and the organization of the document was done by the attorney, who adjusted it to the common format used by most HOA's in her experience.

**Old Business:** Update on covenant mailing and data. Ballots and timelines for annual meeting Sept. 9. Most need to be one month in advance.

**New Business:** We need a reminder email regarding fence lines on National Forest Boundary and BLM Land. Encourage lot owners to call county road and bridge with road concerns; contact school for building use regarding annual meeting; look into new signs for fishing pond; port-a-potty has been installed; discussion on records storage, find a location so they are not sitting in someone's garage; possible bench memorial to Mike located at the aug pond; Discontinue Zoom and Survey Monkey.

**Adjournment:** The meeting was adjourned at 5:50p.m.

**Next Meeting - July 17, 2023**