

**SILVERHEELS RANCH OWNER'S
ASSOCIATION
BOD Meeting Minutes
August 28, 4:00 PM
548 Front Street, Fairplay, CO
4:00 PM
Meeting Scheduled – in Person**

Welcome to all!

Call to Order - The meeting was called to order at 4:05 p.m. at the CCWCD Conference Room by Board President Dave Wissel. Board Members, Lesley Hall, Lane Mathison, Luis Canales, Ann Erdle all present.

Membership Comments – The following guests were present: Lisa Knipe; Rob White; Sonnie White; Linda Rulli; Lillian Wissel; Anthony Boccio; F. Charles Schultz; W Flint Smith; Joana Iniquez; Steve Josepho; Jim Burghardt.

Old Business A motion to amend the agenda to start with old business was approved. Review and discuss the ballot process and results of the Proposed Covenants. Jim Burghardt asked if Lesley was the only one collecting and possessing the ballots from PO. Lesley broke down the process as follows:

- 1) Collect Ballots from PO
- 2) Open Ballots per Mike Peterson's notes from the previous Covenant vote process.
- 3) On August 22nd Due date, Mick McMahon met with Lesley Hall and counted the ballots. He numbered and initialed each individual yes ballot and placed them all in an envelope, sealed it, wrote the number of ballots contained, signed, dated, and marked the time on it. He then did the same with the no votes. The envelopes were kept sealed until the final official vote count on August 28th.
- 4) All ballots and accompanying envelopes arriving after Aug 22 were placed in a separate envelope to be counted and verified at the Aug 28 meeting.
- 5) Two independent Members, Lisa Knipe and Rob White, have agreed to help with the "official" count today.

Jim Burghardt asked for further clarification on the ballot counting procedure. Emailed Ballots were printed with accompanying email and treated just like the ballots received from the PO. Any votes that came in postmarked past August 22 were non-votes and were not counted.

Recess for official count. Lesley Hall, Lisa Knipe and Rob White adjourned to separate room to count ballots.

5:33 Results are in. Lesley thanked Rob and Lisa for their help. Results were 55 "no" votes, 113 "yes" votes, 2 late votes were not counted, and 30 non votes for a total of 200. Jim Burghardt asked about the number of email votes. The consensus was less than 10, but not a definitive answer. Nine votes were in the 3rd envelope with ballots coming in after Aug 22. Two of those nine were postmarked after Aug 22 and therefore, were not counted. The Proposed Covenants passed. A motion was made and approved to adopt the new Declaration of Covenants. After the approval, Rob White noted that 32 ballots that were in the sealed envelopes from Aug 22 were signed properly with lot numbers however were not dated. He suggested that in the future there should be some assurance of verification of dates. It was agreed that Mick's signature and date from Aug 22 and then placed in sealed envelope was verification. But it might be beneficial to explore other ways in future elections to avoid any confusion. A motion was made and passed to sign, date and record

new covenants. The documents were notarized by Chris Zak and ready to be recorded with the county.

Treasurer's Report –Luis presented the Treasurers Report, reporting a total amount of \$7273.40 in Checking, \$19036.14 in Money Market and \$5286.48 in the CD as of August 27. \$728.55 left to spend in our annual meeting budget.

New Business

Plan for the Annual Meeting

- a. Plenty of plates, silverware and coffee pots in Mike's garage.
- b. Discussion on food amounts: 6 pkgs of 24ea slider buns; 2 lbs. potato salad; Lillian's Mac and cheese: 8 cans baked beans: 6 bags (16 oz) Caesar salad; 2 boxes of chips; 2 boxes of cookies; water and iced tea: 8lbs. ea of Dickie's beef, pulled pork and chicken plus bar-b-que sauce.
- c. Roaster ovens, platters and serving bowls needed.
- d. Ballots and Tellers, Rob White, Lisa Knipe and Natalie Gorak possibly.
- e. Guest Speaker Mark Lamb from CPW. Approximately 20 minutes long.
- f. Discussion on signing in and how to handle proxies

Resolution 23-01 Discussion

A few members brought to the Board's attention that the proposed covenants added new restrictions to our members by decreasing the number of horses allowed from four to two. This was an unintentional oversight by the Board. We discussed the possibility of grandfathering in our current owners and sought advice from attorney Tracy Hulbert. She advised us to document this in a resolution which she assisted in writing. The resolution allows owners who own their property on or before August 28, 2023 to have the number of horses allowed per Park County Regulations (4 horses) but they still must follow the water decree of only watering two horses from their well and hauling in water from outside the subdivision for the remaining two. The resolution was approved and set to be recorded with the covenants.

Adjournment 6:33

Next Meeting - Annual Meeting Sept. 9, 2023