

## **October 22, 2015 BOD Meeting Minutes**

Meeting called to order by President Carol Steinbrecher, Directors present: Steinbrecher, Brady, Smith, Melendez, and Feuerhelm.

### **Previous Meeting Minutes Approval**

Judi Brady-motion to approve the September 25, 2015 BOD meeting minutes, second-Feuerhelm, all in favor: Brady-aye, Smith-aye, Melendez-aye, Feuerhelm-aye, motion passed.

Judi Brady-motion to approve the Executive Meeting Minutes on October 15, 2015, second-Feuerhelm, all in favor: Brady-aye, Smith-aye, Melendez-aye, Feuerhelm-aye, motion passed.

### **President's Report**

Carol Steinbrecher- this past month we have been working on the budget and I want to thank all of you for the hard work, I am pleased to announce we will not be raising the dues. I met with the Recreation Committee and we would like to plan a Holiday get together on Sunday, December 6<sup>th</sup> from 2-4, bring your cookies. A Christmas light decorating contest was suggested with possibly a small prize for winner, for example a gift card.

### **Activity Approval/ Complaints Log**

4 Tree Removal requests

2 wood requests

2 architectural requests, one approved and one denied.

There will be a list in the office for directors for pending approvals.

### **Financial**

Dianna Feuerhelm-I have been focusing on the budget and reserve items and have been working with Browning Reserve to get the study finished. The draft is here for review, please give any feedback; I am open to making changes if needed.

Our budget has been looked at by 10 individuals and given feedback. I used our current budget and compared to the last 2 years.

Judi Brady-Thank you Dianna for all your hard work on this, it is appreciated by your fellow board members.

Dianna Feuerhelm-thank you.

### **Greenbelt**

Jim Smith-I went to the Fire Safe Council meeting last night. With their chipper program, they are trying to get a different contractor to do it, in a few weeks they should have someone lined up. Heather has walked the Webber Creek project with a few contractors; she has a few more property owners to sign off on permission to do work on their property to start the project. Starting in March they want to start doing a cleanup for people that can't afford to hire someone to come in and do it. There is a form for elderly to fill out for help listing financial information to prove eligibility. We will add it to our newsletter

## **CC&R**

Judi Brady- We had a meeting with different individuals working on resolutions to issues. In Winter people are closing their windows so I don't get the dog barking complaints.

## **Architecture**

Leslie Melendez - Other than the summary that was already stated, I will be responding the denial of the fence proposal, which was denied unanimously.

## **New Business**

2016 Pro-forma budget approval- Have we all looked at the budget and understand all of it, any questions?

Pat Schoggins-Are you not increasing the reserves contribution?

Dianna Feuerhelm-no increase this year due to several volunteer plans to do some repair work, we also did a good job of not spending what was projected for 2015 and cutting down 2016 projected expenses. At the Special Meeting last week it was discussed and agreed upon. From the original draft sent out a few adjustments were made. Pool chemicals were reduced as well as reserve spending. For 2017 I think it could be bumped up again.

Pool furniture scheduled for 2015 purchases will be moved to 2016.

Cabana roofing discussed, a quote was requested by a member to relocate solar panels to the ground level, we did get a quote from Aztec, and it was extremely high and not feasible.

Judi Brady-I make a motion to approve the 2016 budget, second-Melendez, all in favor: Brady-aye, Smith-aye, Melendez-aye, Feuerhelm-aye, motion passed.

Reserve Budget questions?

Judi Brady-can we approve the reserves budget without the Browning Reserve report?

Dianna Feuerhelm-yes, these are the numbers given to them for the expenses to be input into report; the few small changes were moving expenses for painting.

Judi Brady-I make a motion to approve the reserve expenses for 2016, second- Melendez, all in favor: Brady-aye, Melendez-aye, Smith -aye, Feuerhelm-aye, motion passed.

## **Walk up Business**

Carol Steinbrecher-I propose we have a board meeting in November be the third week, November 19th after the greenbelt committee meeting on November 10 for the greenbelt bidders conference to look at sealed bids and recommend the top bids. All directors agreed. We will put it in the newsletter.

There will be no meeting in December on the 4<sup>th</sup> Thursday, it is Christmas Eve.

Pat Schoggins-Are you still entertaining getting bids for doing clearing on the roadside?

Jim Smith-yes.

Reminder:

December 6<sup>th</sup> from 4:00-6:00 Open House Holiday Party at the Lodge.

Suggestion of having finger food in addition to cookies.

Meeting adjourned at 6:29pm.

