

Started at 6:30pm

In attendance

Larry DeVries, Matthew Greene, James Hubbel, Mike Wood, Craig Austad, Lisa Warlick

Treasurers Report

75% of the way there for dues for the year, PayHOA has been super helpful. Homeowners that have not paid yet are technically late as of March 1st. We made the first payment for the playground (\$17k). We are sitting at around \$50k in the asset reserve.

We are still trying to collect dues from a small number of homeowners from the previous year. We have 4 homes that paid without a memo to the bank, we need to identify those homeowners. We are working with sending out a reminder to the non-paying homes via PayHOA, or via a letter directly if they don't have an address.

Matt will do the taxes for the HOA and bring a copy to Larry for

Playground/Basketball Hoop Update

The playground equipment is in at the vendor's. The vendor gave us the option of starting earlier than the May 1 date, moving up to the week of April 3rd. We decided to go ahead and do that so that we can maximize the spring/summer months.

We got a couple of estimates on basketball hoops, one for \$10k, one for \$6300. Given how much the playground was, we opted to hold off on the basketball hoop until the capital reserve is replenished, into next year.

PayHOA

We've been shoring up our contact information with the rollout of PayHOA. It hasn't been used much beyond dues, homeowners have not used it much. Collection of dues has run really smoothly.

Larry and Craig will review how we can use PayHOA to share covenants and bylaws to conform to the new Colorado legislation.

ACC Updates

Started getting ACC requests through PayHOA, has been going smooth so far. Annual walkthrough scheduled June 3rd and 4th. Lisa will give updates in the newsletter to try and cut down on the number of violations in the walkthrough.

ACC Policies Document

Largely cleaned up the ACC Policies document. The material changes proposed are

- 1.) An ACC member would be prevented from approving their own changes

- 2.) We increased the number of days allowed for dispute resolution based on the state rules, and for consistency.
- 3.) Complaints by owners related to ACC violations will now go to the ACC, rather than the Board of Directors.
- 4.) The notice and fines schedule for ACC violations are now listed out for clarity, and to solidify the processes.
- 5.) We added some flexibility to the fines on the fourth violations of the same covenant or rule
- 6.) We added some language for adding documents to PayHOA and making requests through PayHOA
- 7.) We reduced the interest rate for delinquent payments to comply with state regulations

We will publish the updated policies and procedures on the website, and validate that it is in compliance with the new state regulations before formally approving it.

Adjourned at 7:39