



**Board of Director's Regular Meeting Agenda
6:30PM on March 30th, 2023 - 3425 S Buntin St**

Call to order: 6:38PM by Einar, present on Board and Officers are Stephanie, Richard, Einar, and Bill

Guest(s): See attached scanned sign-in sheets

Absent: Dirk

Call for Ad-Hoc Agenda Items No Ad-Hoc items were called for

Secretary's report:

- Board voted and approved these minutes: February 23rd 2023 Regular Meeting, February 9th 2023 Executive Meeting, ACC minutes from March 28th, communication committee minutes from March 25th. Note that per on-going legal action, the ACC minutes are not to be posted to the HOA website. Available minutes will be sent to communications chair for posting on the website.

Treasurer's report:

- Budget was ratified last night, Bill will rework quickbooks for the newly approved and ratified budget
- Financial reports - bill provided current dollar balances
- Liens/delinquencies summary update
- 2022 Taxes - Discussed H&R block versus more expensive hourly CPA. Will vote by e-mail, Einar will lay out a proposal for voting on whether we go with H&R Block, Richard will abstain due to conflict of interest
- 2023 Reserve Study - Bill will continue to monitor the targets in the current reserve study, Einar will reach out for quotes from the same company who performed the 2020 study
- Bill had moved money to the reserve/money market, Marie stated this has to be by board action, and warned that money in reserve account can only be used for items specified in the reserve study and limits the flexibility of those funds. Board motioned and passed 3-0 to put money back where it came from.

General Old/New Business:

- Morgan Grossman was nominated and voted in as the new Secretary
- On-line payments discussion, Zoom licensing discussion
- Request for more lighting at mailboxes - Brenda reported that Canyon Lakes has successfully installed solar lighting at mailboxes and recommend we model our plans accordingly

New Business:

- Vacancies - Robert Hooper was nominated and voted in by the board as the new Director of the Board to replace Spencer Ward's vacancy. A new treasurer is still needed. The board will work up a new staggered end-of-term rotation (terms should be 3 years with the ending terms of Directors staggered), the terms have been lost due to entire board resigning.
- Committee discussions - discussion on Community Improvement committee and how to handle violations reporting and enforcement. Board will hold a separate meeting with the Community Improvement committee to continue to define and provide guidance to that committee. Board cannot support community improvements, can only hire licensed and bonded contractors and/or in some cases could partner with other area community programs that have their own liability insurance.
- Ralph Plea for Violation - The board discussed and decided to take no action.
- We're out of dog poo bags for the parks, more must be purchased from an on-line vendor.

- Marie mentioned there may be two suspended ACC related violations that need to be unsuspended for followup, Malone and Connor/Davis.

Close Session

- See other note sheet for executive session notes.

Re-Open Session

Board Actions:

- Esqueda - Board voted to freeze further action on this account by the attorneys
- Assistant Treasurer - needs to be voted on by board by e-mail - need to designate one in Bill's absence as he'll be on vacation
- Board voted to spend \$200 on annual Zoom teleconference software licensing for 300 seats

Ad-Hoc Agenda Items: None

Adjourned Meeting around 9:20PM

Minutes submitted by Einar Offerdahl acting as secretary in absence thereof