

SPRINGRIDGE RESERVE HOA

ANNUAL MEETING OF THE MEMBERS

Integrated Mountain Management
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ANNUAL MEMBER MEETING MINUTES

Tuesday, October 25th, 2022, at 6:00 PM MST

I. Call to Order at 6:12p.m

II. Verification of a Quorum

There was no quorum reached. Owners in attendance decided to move forward with the meeting unofficially, no action was taken.

III. Approval of 2021 Annual Meeting Minutes

Unable to approve prior meeting minutes without a quorum. Tabled until next member meeting.

IV. Financial Review

Sam Engen, Integrated Mountain Management, reviewed financials as of 08/31/2022 reporting a balance of \$17,365 in operating and \$205,431 in reserves. Year to date the Association is \$15,790 income over expense due to a timing variance on the West Divide Water Company 1 bill which is typically paid in November.

V. Discussion Items

- a. **2022 Reserve Study:** The reserve study has been sent to the board and committee for review as a first draft. Once the final document is completed it will be shared with the membership and posted to the website.
- b. **2022 Project Recap:** work completed this year was as follows:
 - Chip and seal on Spring View and High Point
 - Approval of the Amended and Restated Declaration
 - Ditch strainer for irrigation
 - New mailbox cluster was installed this spring
- c. **Unsightly Vehicle Parking and Approvals:** Only one (1) "unsightly vehicle" may be stored outside of your garage so long as it is:
 - Screened from view with natural vegetation or landscaping
 - Parked within 10' of a structure
 - Parked on an approved surface such as gravel, crushed stone, or asphalt

- Is covered with a neutral-colored cover (no bungee cords or tarps)
- All request shall be sent to the ACC for review and approval.

d. 2023 Upcoming Projects:

- remove the bulletin board near the mailboxes
- cut down the rabbit brush at blind corner near 1015 Hidden Valley
- cold patching potholes
- Send survey about trash service to see if there is interest in 1 provider in the subdivision. IMM to get bids.

VI. Additional Business

General reminders were addressed:

- Dogs shall be kept under the control of the Owner at all times and shall not be permitted to run free or to cause a nuisance in the Subdivision. Dogs shall be under control by a leash, cord or chain when off an owner's property.
- Exterior lighting should be minimized and should be downcast and "dark sky" compliant. Exterior lights should be used only when needed for movement by people outside. Lights should not be left on when not in use.
- The Trails Committee reviewed the Springridge Reserve Trails Use Guidelines and our initial Master Plan which will be sent to AVLTL for review.
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VII. Board Election (2 Positions, 2-year terms)

Current Board Members are Leslie Koronkiewicz, Susan Martin, and Doreen Young.

VIII. Adjourn at 7:34 p.m.