

SPRINGRIDGE RESERVE HOMEOWNERS ASSOCIATION

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EXECUTIVE BOARD MEETING MINUTES

Thursday, January 14, 2021 at 6:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:01 p.m. by Sam Engen, Integrated Mountain Management. Also present from IMM was Bob Johnson.

II. Establishment of Quorum

A quorum was verified. Board members present were Susan Martin, Leslie Koronkiewicz, and Chris Dunkin.

III. Homeowners Open Forum

No comments.

IV. Approval of Meeting Minutes

Susan made a motion to approve the meeting minutes from July 27, 2020. Leslie seconded the motion, and all were in favor.

V. Financial Review

Sam reviewed financials as of 11/30/2020, reporting a balance of \$30,303.93 in Operating and \$129,509.87 in Reserves. Year to date the Association is \$14,182.02 over budget due to unplanned sewer labor and repairs. IMM will send an email to the membership once year end financials are ready, comparing the reserve balance from the end of 2019 to 2020.

VI. Discussion and Action Items

- a. **Appoint Officers:** Chris made a motion to appoint the following positions to each director; Susan – president, Leslie – vice-president, and Chris – Secretary-Treasurer. Susan seconded the motion, and all were in favor.

b. **Review Survey Results**

- I. **Trash Service:** There were mixed responses from the trash survey, with 40% of owners wanting to continue to pay for trash separately rather than having it be part of their quarterly assessment. The Board tabled this discussion for now.
- II. **Trail Use and Signs:** The survey results showed out of 47 responses, that 83% of owners want the trails to be private, allowing use for only SRHOA owners and their guests. The Board will work with IMM to order (4) signs to be placed at the access points of the trail system. The Board would also like an email to go out to the membership asking for volunteers for a Trails Committee.
- III. **Number of Board Seats:** The survey results showed out of 40 responses, that 82.5% of owners would vote in favor of amending the Bylaws to allow for five (5) directors. The Board asked IMM to draft a resolution to amend the Bylaws, for their review and approval. Once approved, the amendment will need to be ratified by a majority (51%) vote of the membership.

VI. Additional Business

- c. **ACC - Update on Job Status:** Lenard Nordell, ACC Member, reported that there are currently 3 homes under construction and another 8 homes under review.
- d. **Spring Newsletter:** IMM will work with Susan to send out a newsletter this spring.

The Board asked IMM to put together a basic reserve fund spreadsheet on major expenses (ie. roads, water, sewer) indicating age, life expectancy, and replacement cost.

VII. Executive Session (if needed)

VIII. Adjournment

The meeting was adjourned at 6:45 p.m.