

SPRINGRIDGE RESERVE HOMEOWNERS ASSOCIATION

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81602

970 945-7653 (phone)
bob.johnson@integratedmtn.com
samantha.engen@integratedmtn.com

EXECUTIVE BOARD MEETING MINUTES

Monday, March 29, 2021 at 6:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:03 p.m.

II. Establishment of Quorum

A quorum was verified, Board members present were Leslie Koronkiewicz and Sue Martin. Also present were Sam Engen and Bob Johnson, IMM.

III. Approval of Meeting Minutes – Jan 2021

Leslie motioned to approve the January 2021 meeting minutes, Sue seconded, and all were in favor.

IV. Financial Review

Sam reported that the year end Reserve Balance in 2019 was \$129,400 and in 2020 it was \$154,526, reflecting an increase of \$25,126 in reserves.

V. Discussion and Action Items

a. Appoint Members to:

- **Board of Directors – (filling a vacant seat):** Leslie motion to appoint Megan Kappeli to the open Board position, Sue seconded, and all were in favor. Sue also noted that an amended to the Bylaws has been drafted to increase the number of Board members from 3 to 5, but the Board has not sent this to the membership for a vote as it has been difficult filling 3 positions. This will be reconsidered later.
- **Trails Committee** – Sue motioned to appoint the following members to a trail committee: Dave Scruby, Arnold Nimmo, Michael Scurlock, Carlos Ulloa-Jaquez and Rhonda Jensen. Megan seconded and all were in favor. IMM will send an email to the members and have them begin looking into better ways to map/mark the trail and to put up the new private property signs at the access points on the trail.
- **ACC** – Megan motioned to appoint David Jenson to the ACC, Sue seconded, and all were in favor.

b. Open forum Discussion and Q&A on proposed changes to the Declaration of CC&Rs:

In reviewing the PUD documents, the Board and committee are trying to include the language from the Plat notes into the Declaration which may include the limitation of dogs allowed for each residential unit and new solid-fuel burning stove. Some discussion was had on incorporating language regarding fencing allowed as per Colorado wildlife regulations and what would be allowed for gardens. All fencing shall be submitted for approval from the ACC. There was also discussion on requiring the (1) recreational vehicle allowed outside to have a cover and if domestic animals can include hens. The Board and Committee will take feedback from this discussion and send an update to the membership for review again prior to sending the changes out for a vote. As a reminder,

changes to the declaration will require 67% (54 lots) of the membership to vote in favor of these changes.

- c. **Additional Business** – there was some discussion on adding a larger private property sign at the entrance of Springridge as there are many people who come into the subdivision to walk their dogs. The Board also asked IMM to look into who the large sign at the entrance belongs too so it can be removed or even relocated and used as a bulletin board for the community.

VI. Executive Session (if needed)

VII. Adjournment

A motion was made, and seconded to adjourn the meeting at 7:35 p.m.