

SPRINGRIDGE RESERVE EXECUTIVE BOARD MEETING

Integrated Mountain Management
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BOARD MEETING MINUTES

Wednesday, July 20, 2022 at 6:00 PM
Glenwood Springs Library Community Room
815 Cooper Ave., Glenwood Springs, CO 81601 or Join on Zoom

I. Call to Order

Called to Order at 6:00 pm

II. Establishment of Quorum

A quorum was verified, board members present were Leslie Koronkiewicz, Susan Martin and Doreen Young. Also present were Bob Johnson, Sam Engen and Yolanda Vallejo from IMM Team.

III. Homeowners Open Forum

No comments.

IV. Approval of Prior Meeting Minutes

Leslie motion to approve the prior meeting minutes from 2/24, 4/11, and 6/27. Susan second the motion and all were in favor. IMM will get these minutes updated on the website.

V. Financial Review

Sam Reviewed financials, reporting that as of 05/31/22 the Association had 38,281.67 in Operating and 193,690.92 in Reserves. Year to date the Association is \$46,842 income over expense due to timing variances. There are still large, budgeted expense that need to be paid such as road maintenance and water fees. Sam also informed the Board that the site visit for the Reserve Study is scheduled for 8/16.

VI. Discussion and Action

a. A&R Declaration and Enforcement

The Association sent out several survey regarding the Declarations articles and rules. There was not much response to changes to Declarations from community aside from the same people who have responded in the past. The board along with the members of the community want to try one more time to vote on the recommended changes and try to get a better response. Bob suggested a special meeting be called for the end of August to vote on the A&R Declaration again. Tentative date for this meeting is 8/29 at 6PM in the community. IMM will work with the Attorney to prepare notice and ballots for mailing.

b. Policy Updated

CO HB 2022-1137 was signed into law June 3, 2022 and goes into effect August 9, 2022. IMM informed the board that his new law requires changes to several

community policies. Susan made a motion authorizing IMM to proceed with getting these documents drafted by an attorney. Leslie seconded, and all were in favor.

c. Enforcement Committee and Procedure Discussion

The board would like to create a committee to help enforce current rules and regulations. IMM will reach out to the community via e-mail to see response for volunteers.

d. Ratify Action – American Asphalt Road Work

The board authorized American Asphalt to do chip and seal and patch work along Spring View and High Point Dr for \$14,000.

VI. Additional Business

- There was a comment from a homeowner regarding the use of the trail under the CE with AVLTL. IMM will send a reminder to the community about the trail use rules and restrictions.
- A homeowner brought up a concern about an aggressive dog in the community. The Board informed them that a violation notice has been issued as per the Associations Enforcement Policy. Any future violations with this dog must be reported in writing so the Association can document it and continue to follow the policy. Owners are also asked to contact the Garfield County Police Department to report issues with aggressive dogs. IMM will send out a reminder to the community clarifying the enforcement rules and how violations should be reported.

VII. Executive Session

Leslie motioned to move into executive session at 7:30p.m.

Returned to open session at 7:50 p.m.

VIII. Adjournment

The meeting was adjourned at 7:50 p.m.