

MINUTES - BCR Owners and Board of Directors Meeting:

Wednesday, September 29th, 2021

8am MST - In Person /Virtual via Zoom

In attendance: Patrick D'Augustine, Collen Dempsey, Mary Hart, Chris Ragot, Jonathan Lurie, Jason Laabs, Michele Gramesty, Bart Margheim, Mel Pratt, Leslie Pratt, Kim Gronberg, Linda Moss, Marcel Bilbao.

Home Owners New Business:

1. Noxious weeds in development (Please watch) <https://www.youtube.com/watch?v=P9aDoYVlcus>
**Please watch the video and any questions speak with Mary Hart. Each homeowner is responsible for removal of noxious weeds from their property and right of way in front of their home, in order to reduce their spread throughout the neighborhood.*
2. Progress report on trail easement maintenance from Work Day (Occurred on 9/25/2021 @ 9am)
**Work day was very productive with team from Summit County Trails Dept. Also, the trail section along lots 4&6 that abuts High Country Lodge is defined in its correction location.*
3. Non-Compliant homeowners yet to receive COC. (Certificate of Compliance)
**Lot 24 -Owner indicated they will finish this month. Another lot owner has volunteered to help complete required landscaping.
Lot 25 -The DRB has sent a final notice letter to complete approved landscaping plans and remove noxious weeds from the back yard, otherwise HOA will take appropriate action per the HOA docs.
4. Non-Compliant Board Member
**Board member indicated all work will be completed by end of Oct. 2021*
5. Board and Officer members required to have COC and current dues paid
**Brief discussion as to why these two minimal items are required to hold any HOA position.*
6. Board and Officers terms
**A spreadsheet will be sent around for all owners to see who's serving and the respected terms.*
7. Additional business – *No additional.*

Board of Directors New Business:

1. Shared roadway agreement for lots 6/7/8/9 & 10/11 & 19/21/22.
**As the votes indicated and emailed to everyone, the shared driveway owners will have an agreement amongst themselves for any and all maintenance to such driveways, including plowing. To assist these owners a draft agreement will be given to them by the HOA. Any questions about the draft please contact Bart Margheim or Mary Hart.*
2. HOA financial position
 - a. Decrease of dues was discussed
**HOA is in a strong financial position so the Board has decided to significantly reduce the monthly dues to \$100 per lot, per year with a one-time invoiced payment starting January 2022. Monthly/yearly dues will be reviewed on an annual basis and adjusted accordingly.*
 - b. Invest for future assessments?
**Not investing at this time, just reducing dues.*

3. Spending Options
 - a. Landscaping (ie: around signage, etc.)
**Holding off until development becomes more built out.*
 - b. Catch basin clean out -needed yet?
**Catch basins will be re-evaluated during spring 2022.*
4. Contractor retainage deposit
**During a build project, if contractor(s) are not complying with the BCR Guidelines, the DRB has the ability to assess a deposit fee of up to \$ 5000.*
5. DRB security compliance deposit

**To secure the performance of the obligations of Owner under this Agreement to complete the Improvements, Owner shall deposit with the HOA a Compliance Deposit of \$3900 at the time of Final Review, which Security shall be deposited and held in HOA account until issuance of a Certificate of Compliance following installation of all required Improvements within the Project. The Security shall be retained by the HOA until satisfaction of Owner's obligations under this Agreement.*
6. Non-Compliant homeowners
 - a. Next step?
**See #3 above, under Owners New Business. The board will take appropriate action per the HOA docs if not completed by said time.*
7. Non-Compliant Board Member
 - a. Next step?
**See #4 above under Owners New Business.*
8. Election of executive positions (Pres./VP/Treasurer/Secretary)
**A spreadsheet will be sent around for all owners to understand who's serving and their respected terms.*

President -Bart Margheim
Vice President -Chris Ragot
Treasurer -Bart Margheim
Secretary -Kim Gronberg
9. Move to adjourn – Bart M. motioned, Mary H. seconded.