

Owners Meeting of the Barton Creek Reserve HOA

Wednesday, July 30, 2025 6:00 pm MST

Location: ZOOM

Agenda Items:

1. Ratification of 2026 Budget (attached, previously shared at June 25, 2025 Owners Meeting) per Article VII Section 7.03 of the Declaration (also see Section 7.04 of the Declaration regarding General Assessments) – *note ratification of the HOA Budget by the Owners no later than September 1<sup>st</sup> is an annual requirement and will be a standing agenda item on all future Annual Owners meetings.*
2. Wildlife Protection Measures Discussion per Article XI Section 11.15 of the Declaration – *note this is an annual requirement and will be a standing agenda item on all future Annual Owners meetings.*
3. Forest Management Responsibilities per Article VIII Section 8.04 of the Declaration – *note this is an ongoing requirement and will be a standing agenda item on all future Annual Owners meetings.*
4. *Owner email communications. Ie: continue bcc or show all emails.*
5. Adjourn meeting: Officers and Executive Board Member Meeting – Immediately to follow owners meeting.

## Officers and HOA Executive Board Meeting

Immediately to follow the HOA Owners Meeting Friday July 25, 2025 at 9 am (MST)

Zoom

### 1. Agenda Items

- a) Process to obtain financial estimates for cleaning ditch and catch basin at the Barton Ridge Drive intersection with Barton Road (Ski Hill Road)
- b) Process to obtain estimates to repair failed pavement sections and pavement edge crack sealing on Barton Ridge Drive
- c) Discuss who has possession of copies as-built plans for roads, detention ponds, ditches, trails and other HOA property as referenced in Article VIII Section 8.06 of the Declaration
- d) HOA Website Updates and content: discuss responsibilities to update membership, post agendas and minutes, policies, monitor request form
- e) Determine Officers and Executive Board members priorities for next 12 months
  - i. Develop calendar and meeting cadence including annual budget adoption and ratification by Owners
  - ii. Discuss guidance for presentation of written information (Agenda Bills) to the HOA Executive Board for consideration related to items on the Agenda
- f) Follow up on Reserve Fund Policy drafting as discussed in 6/25/25 meeting
- g) Discuss direction to DRB regarding disposition of Certificate of Completion for 2 remaining lots discussed in 6/25/25 meeting
- h) Scope and terms of snow plowing, snow removal, and cutting back snowpack along rights of ways contract(s) for upcoming 2025/26 winter – See Article VIII Section 8.06 of the Declaration

### 2. Adjourn meeting