



**BOARD OF DIRECTORS**  
**MEETING**

October 05, 2023,  
6:00 PM at Harvest  
Fellowship

**MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 6:01PM by Heidi Brown.  
Directors Present: Anne Blakey, Michael Montgomery, and Steve Werth.  
Also Present: Teleos Manager, Heidi Brown  
See Homeowners Sign In

Board Quorum Present

**II. APPROVE MARCH 09, 2023, BOARD MEETING MINUTES**

A motion was duly made by Anne Blakey and seconded by Steve Werth; the motion to approve the March 09, 2023, Board Meeting Minutes were passed by unanimous decision.

**III. FINANCIAL REPORT**

A motion was duly made by Michael Montgomery and seconded by Anne Blakey; the motion to approve the 2023, first and second quarter financials were passed by unanimous decision.

**IV. OLD BUSINESS**

A. Waste Management Contract Renewal

A motion was duly made by Anne Blakey and seconded by Steve Werth; the motion to approve a 60-month trash/recycle agreement. Ten extra bags will no longer be picked up after October 31, 2023. Moving forward homeowners can order directly with Waste Management extra containers for \$7.00 per container, per month.

**V. NEW BUSINESS**

- A. Out Lot C Development – One inch irrigation tap will be installed next week.
- B. New Policies: Electric Vehicles, HB23-1233, allow homeowners to install level 1 or level 2 charging units within their garage. Waterwise Landscape, SB 23-178, provides homeowners design options for front yard xeriscaping. SB 23-178, Right of Way. Along with the seven out of nine state required policies will be updated by the HOA Attorney. The Board will work on the design options over the winter months for the Waterwise Landscape policy.
- C. HOA Payment Options – As of August 1, 2023, App Folio, the homeowner’s payment option app started charging \$2.49 for a e check transaction. Currently the cheapest way to make your HOA monthly payment is to mail a check to: Teleos Management Group, 6833 S Dayton St. Ste. 163, Greenwood Village, CO 80112.
- D. Meeting Date for Homeowners Annual Meeting was scheduled for November 13, 2023, at 6:00 pm and will be held at Harvest Fellowship. Two board positions are open for election.

**VI. HOMEOWNER OPEN FORUM**

- A. Speeding around the Community – It was discussed whether there are several adults that continue to speed around in the community. Homeowners would like to see some type of speed light in a couple areas around the community. It was also suggested to have the existing Stop signs light up for better visibility of the Stop sign. The management company will research and see what options are available to our community and if Adams County offers any assistance.
- B. Moving the Mailboxes – Owner & BOD Member Steve Werth stated the mailboxes were supposed to be moved about 6 years ago when Builder Greg Osborn was on the BOD. They should have been moved to the right side of the light pole (they currently sit on the left, blocking some access to Steve’s driveway). An agreement has been signed to have the mailboxes moved.
- C. Walkers wear reflective clothing – It was suggested that early morning walkers and after dark walkers wear some type of reflective clothing so that drivers can see both walker and dog prior to driving right up on them. Homeowners also requested all dog owners to pick up after their dogs and it is a CO state law to always have your dog on a lead.

**VII. ADJOURNMENT**

The Board adjourned the meeting at 6:50 PM.

Respectfully submitted,

By: \_\_\_\_\_  
President

Or By: \_\_\_\_\_  
Secretary

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