



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

March 04, 2024,  
6:00 PM at Harvest  
Fellowship

**MEETING MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 6:04 PM by Heidi Brown.  
Directors Present: Steve Werth and Michael Montgomery  
Absent: David Christopher  
Also Present: Teleos Manager, Heidi Brown  
See Homeowners Sign In

Board Quorum Present

**II. APPROVE NOVEMBER 16, 2024, BOARD MEETING MINUTES**

A motion was duly made by Steve Werth and seconded by Michael Montgomery; the motion to approve the November 16, 2023, Board Meeting Minutes were passed by unanimous decision.

**III. FINANCIAL REPORT**

A motion was duly made by Michael Montgomery and seconded by Steve Werth; the motion to approve the 2023, fourth quarter financials were passed by unanimous decision.

**IV. OLD BUSINESS**

Policies Updated – Discussed the updates to each policy, all will be posted on the website, Reserve Study Policy, Adopting Procedures for the Conduct of Meetings, Investment of Reserve Policy, (ADR) Alternative Dispute Resolution, Board Member Conflict of Interest, Policies and Procedures for Covenant and Rule Enforcement, Adopting of Policies, Procedures, Rules, Regulations, or Guidelines, Inspection and Copying of Association Records

The R&R committee is currently reviewing two new policies: HB 23-1233, Electric Charging Units, this would allow you to place an electric charging unit in your garage or outbuilding and homeowner would be responsible for notifying the HOA of Installation. Another one is SB23-178 Waterwise Landscape, allows homeowners to plant in their front, side, back yards with some HOA provisions and three approved plans to do so.

#### **V. NEW BUSINESS**

- A. Out Lot C Development – Board and Homeowners feel the HOA should look at selling/donating it to the Adams County Park and Rec. LOT C committee will meet and discuss all options on the table and report back at the June 03, board meeting.

#### **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. 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 6:35 PM.

Respectfully submitted,

By: 

President

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