



BOARD OF DIRECTORS MEETING
August 24, 2022 7:30PM
Via Zoom

MINUTES

I. CALL TO ORDER

The meeting was called to order at 7:33PM

Directors Present: Anne Blakey, Steve Werth and Josh Williams

Also Present: Teleos Manager, Cathy Baldwin

Board Quorum Present

II. APPROVE FEBRUARY 8, 2022 BOARD MEETING MINUTES

A motion was duly made by Anne Blakey and seconded by Steve Werth, motion passed by unanimous decision.

III. REVIEW FINANCIALS THROUGH JUNE 30, 2022

Balance Sheet and Budget Comparison reports shared with the Board.

IV. HB 22-1137 DISCUSSION

Cathy Baldwin presented the changes to HOA's as a result of the HB 22-1137.

Resolution regarding Policy for Covenant Enforcement presented to the Board and reviewed. A motion was duly made by Anne Blakey and seconded by Steve Werth, motion passed by unanimous decision. Resolution regarding Policy for Collections presented to the Board and reviewed. A motion was duly made by Anne Blakey and seconded by Josh Williams, motion passed by unanimous decision.

V. PARKS DISCUSSION

Discussion regarding the potential to improve Outlot C or turn over to Adams County Parks. The Board has determined they would like to continue to pursue the improvement rather than the idea of turning over to Adams County Parks. Board has directed Manager to reach out to the Todd Creek Water District for potential contractor for tap install. Water is needed in the area before any other improvements may be done.

VI. COMMUNITY ISSUES

Mowing North Property - Board has approved to have two feet area next to the fence line on the north side of Todd Creek addressed by landscape contractor. Once the work is done, the Board will review if there are additional needs.

Ditches - Cat Tails/Wildflowers - Board discussed followed by a motion for any Design Review Request that comes in regarding any improvements to the ditches should go to

the Board for review. The motion duly made by Anne Blakey and seconded by Steve Werth, motion passed by unanimous decision.

Homes without Complete Landscaping - Discussion

Prairie Dog Remediation - First baiting was done and the Board has authorized another baiting for removal of remainder of dogs.

VII. 2023 BUDGETING/PROCESS/REVIEW/APPROVAL

Manager is working on the 2023 Budget. Will add more Prairie dog remediation. It will be done via email unless the Board is interested in holding a meeting. The Budget will need to be approved prior to the annual meeting.

VIII. SCHEDULE FUTURE BOARD MEETING/SCHEDULE ANNUAL MEETING


No future Board meeting was scheduled at this time. Board has given Manager the directive to set a meeting in November, 2022. The meeting will be in-person at the local church. Manager will report back to the Board once she has available dates.

IX. OTHER/OPEN DISCUSSION

X. ADJOURNMENT

The Board adjourned the meeting at 9:28PM.

Respectfully submitted,

By: 
President 03/24/2023

Or By: _____
Secretary