

**SUNSET RIDGE PROPERTY OWNER'S ASSOCIATION
ANNUAL MEETING AGENDA**

**June 25, 2022 @ 10:00 a.m. East Grand Fire House in Fraser
and via Zoom Videoconference**

Join Zoom Meeting:

<https://us02web.zoom.us/j/87688117345?pwd=Yko5aWczO2pBRzlhC8ORUxMTyt5dzO9>

Meeting ID: 876 8811 7345

Passcode: 884346

One tap mobile

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Call to Order – Don Maurais called the meeting to order at 10:10 am. A quorum was NOT present.

Introductions – Membership and current Board members.

Board Members Present: Don Maurais, Allen Nordin, Blair Kilgallen, David McKnight, Mike Mason. Mark Johnson was not present; however, a stand-in from BVM was available for the presentation of the financials.

Approval of minutes – **June 26, 2021 Annual Meeting Minutes:** Dave McK. motioned to approve; Russ Knight seconded. The motion passed.

Nomination and Election of POA Directors – There are three board of director positions (3-year terms) that need to be filled; Don Maurais (President), David McKnight (Member-at-large 2), and John Niedzwiecki (Member-at-large 1). John Niedzwiecki did not seek another term.

Both Don M. and David McK. will remain on the board for another three-year term. The third open seat for the Board was filled by Donald Schleicher. Leigh Wilbanks threw her hat in for the open seat; however, Donald nominated himself and upon mutual agreement, Leigh W. withdrew her name. Therefore, an election was not required.

Business not on the agenda-

Pam Hanson requested that agendas for the regular meeting of the board be posted in a central public location in advance of the meeting. Better, blast email to membership would be good.

Treasurer's Report –

2022 Financial Statement – Mark Johnson

2022 Proposed Operating Budget – Mark Johnson

A member from the Beaver Village Management team was present to provide a brief overview of the above items. Following multiple questions and attempts to answer the questions, and, given there was not a quorum present to conduct business, a vote to approve the minutes was tabled until such time that Mark Johnson could provide a written summary of the financials and email it the membership for their review and comments.

Committee Reports

Communal Spaces (aka Trail, Pond & River) – Russ Knight provided a summary. Overall, the pond and river are fairly healthy (and pond soon to be stocked w/fish), and the trails are being maintained along with some new connections underway with Sunset Ridge Estates trails. Signage and maps are under development and will be installed as soon as they are ready.

Contact Blair Kilgallen, Don Maurais or Mike Mason to volunteer on this committee.

Architectural Control Committee (ACC) – Don Maurais gave an overview of the responsibilities of the ACC which includes reviewing building and home improvement plans to be in-line with our covenants.

Interested in volunteering on the ACC? Contact any board member.

Trash Removal – Sole source provider presentation; Ranch Creek Waste (RCW), Rob Sparks. Rob presented options to the membership for trash services. Services include for full and part-time owners and rentals; weekly, biweekly, on-call and pause services. They also offer recycling and 'garage service' for those part-time folks.

Homeowners were reminded not put their trash bins out days in advance of pick up due to animals foraging through them and scattering the contents everywhere, and, to retrieve their trash bins from the end of their driveways as soon as practicable following their respective pickup day. Also, do not leave them out for extended periods of time.

Covenant Violations – Mark Johnson

Violations can be reported to our property management provider, BVM, by utilizing your personal portal login through their website, by calling BVM offices at (970)726-9401, or Mark Johnson's work email, mark@bvmlc.com.

Website – Any interested volunteers for website management and maintenance would be appreciated; www.sunsetridgepoa.com .

Current Business

Slash Chipping. Mark Johnson is working with the contractor for service dates.

Community Spruce Up days.

New Business

Date of 2023 Annual Meeting – June 24, 2023 @ 10:00 a.m. Location TBD.

Adjourn – Jennifer Tibbits motioned, Lawrence Levy seconded, motion carried.

Respectfully submitted,
Allen Nordin, Secretary for SRPOA