

## **SELOA Board work session meeting**

Aug 17, 2023 6:00 - 7:30 pm at Mark Robinson's house

Present in person Steve Cuttitta, Lucy Jordan, Drew Jordan. Suzanne de Jager, Mark Robinson, on Zoom Connie Barnhart and Graham Anthony. Not present Brian Tiley and Caleb Fisher.

1. ACC report:
  - a. Now have 4 members of the ACC after Vince Heyd resigned. Scott Ray, Connie Barnhart, Rosie Moore, Suzanne deJager. ACC meets every 6 weeks. They met with Caleb to get accounting figured out. ACC will go through the treasurer, not direct to S2S.
  - b. 4 projects are finishing up. 6 additions and smaller projects. 3 big ones on lots 78, 117, 55.
  - c. Impact fees to BRRRA and SELOA are non-refundable and ACC believes the SELOA impact fee should go straight into the operating account. Performance deposit is refundable.
2. Fire Committee Report:
  - a. Wet spring has increased wildfire fuel load. PCFD is coming this week or next to do wood chipping. PCFD is not taking any more applications for this year.
  - b. Volunteer hours come from mostly board members. Is it going to take losing insurance or having a natural catastrophe to get lot owners to participate in fuels reduction and emergency vehicle access improvement?
  - c. Drew Jordan is stepping down as chair after 6 years. He will engage again when there is sufficient interest and funding for a wildfire reduction program in the HOA.
3. Old Business -
  - a. Mailboxes at the new BRR roundabout: Graham Anthony reported that Brian Tiley had a better connection at the USPS. Graham estimates it will cost \$12-\$17K to get mailboxes for all. We could identify 30ish owners that want mailboxes to finance it and then as future owners want them they could pay back the original financiers. Or do a special assessment?
  - b. Collection of past due bills and placing liens: Lucy Jordan called each lot owner who owes over \$1000. Hopefully most will pay soon. Lucy to come up with a proposal to lien the one lot that owes almost \$10K.

- c. BRR winter maintenance assessment. At the last meeting we decided to keep the assessment passed on to only full time residents for this year. Next March at the 2024 annual lot owners meeting we can change it to all lot owners.
4. New Business
- a. \$560 legal bill. Mark Robinson proposed we adopt a policy for communication with the lawyer: an issue must be talked about at a board meeting first before any board member can contact the lawyer, unless there is an emergency situation. We should always have a whistleblower option.
  - b. Lower Cove weight limit signs. Steve Cuttitta removed 1 sign so that one owner's drywall contractor could come up.
  - c. Church camp contribution. Brian Tiley has a proposal. Mark Robinson has a lot of contacts and could help. Board wants to ask for 2-3%.
  - d. New State law requires us to pass a rule regarding water wise landscaping. Lucy Jordan summarized. Could be a way to get rules back on the agenda. Send out the last version to the board for the next work session.
  - e. Culverts clearing. Letter from Grosvenor stating their culverts were blocked by Ed's dumping rotomill several years ago. Secretary responded saying we would talk about it. Elke Touchette also needs a response on her culvert. Mark Robinson will go take a look at Grosvenors. Steve will make sure Elke gets heard.
  - f. Road sign repair. There are three signs that need repair. Sea to Ski has people that we can hire for \$75.
5. Cry Baby road. Owners paved it and they are asking for reimbursement from the HOA Board position has not changed: Need all lots that touch the Cry Baby road private easement need to agree that Cry Baby is a SELOA road, not a private drive.
6. Lot 93. If they are not part of the HOA, Treasurer Caleb wants to remove this lot from the books so the accounting is cleaner. Steve C. has read all the documents and there isn't any recorded document that says they are part of the HOA. But they are using all the roads, gates, and package shed, so Mark Robinson says that would hold up in court. But the last board recorded a letter on the lot at Morgan (and Summit?) County that released them from the CC&Rs.
7. Speed limits signs. Can we put up 20 mph signs?- Robinson is worried that someone is going to get hurt.

Adjourn 7:48