REGULAR MEETING MINUTES

Date: Monday, May 12, 2025
Time: 5:00 PM
Location: Zoom (Meeting ID: 892 4858 9081; Passcode: 776354)

Board of Directors and Term Expiration

- Ken Rastberger – President (Term Expires 5/2027)
- Grant Platt – Secretary (Term Expires 5/2029)
- Rodger Glick – Treasurer (Term Expires 5/2027)
- Vacant (Term Expires 5/2027)
- Vacant (Term Expires 5/2029)

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1. Call to Order

The meeting was called to order by President Ken Rastberger at 5:05 PM.

2. Declaration of Quorum / Disclosure Matters

A quorum was declared with three of five current board members present. No conflicts of interest were disclosed.

3. Approval of Minutes

Minutes from the December 30, 2024 Special Meeting and the February 24, 2025 Special Meeting were reviewed and unanimously approved.

4. Financial Matters

a. Financial Report / Payment of Claims
The Board reviewed the current financial report. Payment of claims was approved as presented. Ken motioned to approve the financial report as submitted, Rodger seconded and the financials were approved.

b. Safety & Loss Prevention Grant Fund Allocation
The Board discussed potential uses for the grant funds including Ken's suggestion to install new edging around the park.

5. Annual Administrative Matters

a. Statements of Qualification
Directors were reminded to update and submit their Statements of Qualification.

b. Conflict of Interest Disclosure Forms
Board members were reminded to review and complete updated Conflict of Interest forms.

c. Updated Annual Administrative Resolution (2025)
The updated 2025 resolution was reviewed and approved reflecting new management.

d. Renewal of Consultants
All existing consultants were reviewed and approved for renewal.

6. Management Matters

a. District Manager Report
Tara Segura presented an operational update, including current maintenance and vendor coordination.

b. Fence Repair/Replacement Proposals – Grizzly Landscape & Fence
Multiple proposals were presented. The Board approved the preferred scope pending final contract review.

c. Fence Power Washing Proposals – Grizzly Landscape & Fence
The Board reviewed proposals and approved the Grizzly Landscape and Fence proposals numbered 2471 and 2492.

d. Weather Trak Proposal – Environmental Designs
The irrigation control proposal was discussed. Further information from the vendor was requested before a vote.

e. Website Proposal – Streamline
The Streamline website proposal was approved. Staff was authorized to proceed with implementation.

f. Proposal for 2024 Audit Preparation
The Board approved the engagement of the selected auditor for the 2024 fiscal year.

g. Westwind Management, Memo Documents Confirmation & Compliance
Compliance documentation was reviewed and confirmed.

h. Discussion regarding District Landscaping – Dewey Bushes and Alleyway
The Board discussed ongoing landscape concerns. Staff will coordinate a site walk to assess Dewey bushes and alleyway areas.

i. Discussion regarding District Snow Removal
Current snow removal procedures and vendor performance were discussed. Suggestions for future improvements were noted.

j. Consider Gazebo Variance Request
A resident's variance request was reviewed. The Board approved the request contingent on adherence to design standards pending a walk with the Board.

k. Social Committee
The formation and objectives of a District Social Committee were discussed. Interested residents will be invited to participate.

7. Legal Matters

a. Discussion regarding Delinquency Status Report
The legal team provided a report on delinquencies. No immediate actions were taken; monitoring will continue.

8. Other Business

No additional items were raised.

9. Public Comment

No members of the public offered comments.

10. Adjournment

There being no further business, the meeting was adjourned at 7:04 PM.

NEXT REGULAR MEETING: Monday, September 8, 2025 at 5:00 PM

/s/ Grant Platt
Secretary for the Board