



4. [REDACTED] – Landscape Proposal: This is a very well prepared and documented plan and looks like there will be sufficient greenery and color for aesthetics. After discussion the board decided to ask the owner to consider switching out some rock or hardscape in the front yard for a mulch option. This is a suggestion only but would introduce another organic element.

5. January Special Assessment Meeting:

- Will we be ready: This somewhat depends on getting to the city and getting their reaction, and the workload demands of general HOA business and the Secretary's time.
- Changes in costs and available funding: The Projects Financial document needs to be updated.
- Desired timeline: If the funding is approved the irrigation project should start in April. A project milestone schedule for the fence with a target for construction in the fall needs to be developed if there is funding.
- Method of voting: The Colorado State Department of Regulations responded to the Board's request for clarification about voting with a recommendation that the HOA follow the Colorado Nonprofit Corporation Act rules. Carol will work on a summary of that statute.

5. [REDACTED] – Backyard Fence: The homeowner has obtained the "okay" from the two neighbors and is free to proceed.

6. Draft Policy – Inspection and Copying of Association Records:

- We expect to receive a request for ballot copies. Even though we are following the statutory requirements without a formal policy, this needs to be done for compliance with the recent statute. Carol has created a draft policy and is sending it to the attorney. This draft is based on a draft that was provided by the attorney's office when we bought 8 policy drafts last year.

7. Website Additions

- Minutes section
- Monthly Board meetings corner (date, time, agenda).
- Policy section – link for policy draft comments
- Project page for monthly updates and payment notices
- Add pre-approved landscape plan links to be added as a subcategory of the Landscaping policy, along with some other reference links.

8. Next Meeting: To be determined.

The meeting was adjourned at 12:05.