

2nd Quarter, 22 June 2024
Foothills Property Owners Association Regular Board Meeting Minutes
(Wix Video Conference Meeting)

1. Meeting called to order at 10:03 AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Guy Dahlbeck, Kevin Mizel, Jon McGuffin, Bob Joslyn (Quorum Seated)
- b. Association Members: Don Michelman, Dick Milon, Chris Czuzak, Miriam Foster, Jim Trapp, Dick Good

3. Construction Update

- a. On behalf of the ACC, Jack reported on the status of construction in the neighborhood:
 - i. Lot 6 (Blanchard) - Construction in progress/complaint taken on the “look” of the. construction site...addressed by lot owner.
 - ii. Lot 86 (Mizell) - Construction in progress/resident question regarding plan for dirt pushed out during lot preparation...owner plans to revegetate. Also, subsequent to the meeting resident question regarding encroachment of moved dirt onto Tract A common area...all lot preparation dirt is contained on owners two lots.
 - iii. Lot 14 (Ruiz) – Some lot preparation to start soon.

4. New Residents:

- a. Jack reported that Joshua and Jaycelyn Courtney have moved in on Summerfield (old Couvdos residence) and John and Martha Grazio will move in on City Lights (old Orban residence) late August.

5. Follow up to CC&R changes election:

- a. 47 ballots received/42 approvals/5 disapproval
- b. 54 votes for approval required (more than 66%) to make the changes.
- c. Jack reported that there was too much time for review, voting, and not enough follow-up reminders to vote.
- d. New election will be coupled to Resident Annual Meeting in Nov 2024, Board will review resident suggestions from last vote and any other changes that need to be made before the next vote.

6. Change to Fine Policy regarding short term rental violations:

- a. Board still discussing reasonable level of fine that will discourage the behavior.
 - i. One of the residents attending stated that his family left their last neighborhood because the HOA had no rules regarding short term rentals which caused many issues and they are not in favor of allowing short term rental in the FPOA.

7. Firewise Update:

- a. Jack reported on behalf of the Firewise Committee that 2 Residents have completed Firewise and have been reimbursed, 1 will finish in September/

8. Landscaping Update:

- a. Resident complaint made regarding an over grown bush and a dead aspen at the base of Drive D. Bush was addressed by Johnny's and the aspen will be addressed in the coming weeks.
- b. Resident complaint on the appearance of the entrance to the neighborhood. Board will solicit bids for an update to the entrance to include replacement of existing landscape fabric, decorative stone, and addition of decorative boulders to enhance the look of the entrance.

9. Snow Removal Contract:

- a. Dick Good reported that our current contractor will not be renewing for the new snow season.
 - i. Dick is meeting with 2 other contractors this week and has a list of 8 other potential contractors.

10. New Business:

- i. None

11. Regular meeting was adjourned at 10:50 AM.

12. Executive Session called to order at 10:55AM

13. Executive Session was adjourned at 11:25AM

SIGNED

Guy K Dahlbeck, Secretary
Foothills Property Owners Association