Board Meeting Date: 11/10/2022  
Board Meeting Lead By: Matt Bailey (P)  
In Attendance: Brian Graham (VP & T), Kim Gignac (S)

Call to Order 7:02pm

1. Approval of October Meeting Minutes – Motion Kim 2nd Brian
2. Property Management Company
   1. Did not renew with Poudre Properties. Signed agreement with Blue Hawk effective January 1, 2023
3. Annual Meeting:
   1. Review Time / Date February 9 6:30pm
   2. Review location YMCA
   3. Will also be available by teams
4. Landscaping
   1. Sprinkler blow out completed
   2. Evaluating the current contract reviewed bids
      1. Discussed getting quotes from Tru Green & Natural Lawn of America for fertilizing in the spring
      2. Will work with new Management company to change landscaping vendors
5. Fence Update
   1. West side fence project complete
   2. Board is working on a standard for raised fences on homes that back to greenspace for neighbors that have pets they are trying to contain
   3. Sonya’s Fence section: we have our fence guy going to replace the pole. Scheduled to be complete in November
6. Native grass dog waste station
   1. Waste stations installed on north native grass sections completed
   2. Board would like to start having a company take care of the waste stations. Current board members Brian & Kim have been taking care of it. Fetch Poop was approved to be the waste provider - Motion by Brian 2nd by Kim
7. Pool Prep for next year **Table until next meeting**
   1. Purchase table and chairs & a few tables
   2. Move forward installing the speakers at the clubhouse **Installer TBD**
8. Johnstown PD / Fire hydrants in the community - The roundabout at Clark the ground shrubs have covered fire hydrants; **Ask Kannon to take care of them during fall clean up.**
9. Round about Flag Lighting Update Lights that light up the flag are not working; The electrician came out and fixed one / waiting for new light to come in to replace 2nd light
10. Projects / Budget
    1. Board will start laying out budget for next year.
    2. Prioritize projects:
       1. Continuation of Fence Project
          1. Carlson BLVD (2023)
          2. HWY 60 (2024)
          3. Small fences (2025)
       2. Round About Clean Up
       3. Carlson Farm Signs Refresh
       4. Sprinkler work
       5. Rock bed refresh with curbing
       6. Pool Refresh / Replacement
       7. Others?
11. House Painting Update
    1. Board is making a few changes to allow more flexibility on the garage color / Bylaws will be updated to include Garage door color can be an accent color/ Dormers may be painted accent colors too.
    2. Bylaws don’t state painting or staining brick is prohibited. More discussion needed; **get professional opinions from painters and designers. KIM**
    3. Approved paint colors will still need to be used on ALL design requests
    4. Property Management Company will document changes in By-laws and notify community.
12. HOA Dues
    1. Reserve study update – waiting for Poudre to send check deposit. Reached out today to for an update as to why this has not been sent.
13. Public Comment 2 community members attended – no public comments.

Adjournment for Public 7:21

1. Executive session scheduled