



October 18, 2021

Board Members Present: Jamie, Jolene, Bill, Katie, Seth, Rick and Mark

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: Ike Phelps – 9590 Cottontail

Call to order at 6:03 pm

Homeowner Input:

- Homeowner: Attended due to a Courtesy Notice received for a trash cart. Owner provided information to explain why their trash cart was stored outside of their garage and asked for a one-time exception.

Approval of the Agenda. Motion: Rick, 2nd: Bill – Motion carries

Approval of the July 12th Minutes. Motion: Rick, 2nd: Katie – Motion carries

Approval of the August 9, 2021, Executive Session Minutes. Motion: Rick, 2nd: Katie – Motion carries

Management Report:

Property Visits: July 13th & 27th, August 12th & 25th, September 15th & 28th, and October 13th

Maintenance:

Mailbox Maintenance: Zone 1 is in progress.

Administrative:

Management Contract Renewal: Two updates were proposed for the February 1, 2022, contract renewal.

1. Manager will attend quarterly board meetings *virtually*.
2. Monthly management fee will increase \$100/month.

Board will review and discuss further via email

Financial:

Account Balances: Total cash on hand as of September 30th, 2021: \$309,372.20

Accounts Receivable: Balance as of September 30th, 2021: \$3,180.05

- **** Gander Ln – Owes \$2,595.05 - Board reviewed recommendations from attorney to foreclose on the Association's lien. Motion to proceed with attorney's recommendation: Rick; 2nd: Bill – 4 in favor, 3 opposed. Motion carries.
- **** Glacier Rd – Owes \$100.00 – Charge late fee and do not wait until April assessment to see if payment is remitted.
- Board agreed that the Collection Policy should be followed for all past due balances, including accounts with outstanding fines only.

2020 Audit: Auditor's report was provided to Board for review. No concerns were found by auditor or Board.

Next Meeting: Tuesday, January 25th, 2022, at 6:00 PM via Zoom

Meeting Adjourned: 7:30 pm

Submitted by: Melanie Lawrence, Association Manager, Compass Management Group, Inc