

SERENITY RIDGE OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 12, 2022
6:30 PM
Via Zoom

- I. **Call to Order:** The Serenity Ridge Owners Association, Inc. Board of Directors meeting was called to order at 6:30 p.m. Board Members present were Tom Putnam, President; Tim Kiernan, Vice President, Jennifer Elsea, Treasurer, and Lilia Rodriguez, Secretary. Board Member absent was Iyad Wazwaz, Member at Large . There were twenty-six (26) owners present. Rhonda Clover, Senior Onboarding Manager represented HG Management.
- II. **Homeowner Input:** Tom Putnam responded to owner questions regarding the Maintenance Agreement & Legal Document that was discussed under Unfinished Buiness.
- III. **Approval of Minutes:**
 - a. **Executive Session Minutes – February 22, 2022:** Lilia Rodriguez made a motion to approve the minutes as presented. Jennifer Elsea seconded the motion. The motion carried unanimously.
 - b. **Board Meeting Minutes – March 8, 2022:** Jennifer Elsea made a motion to approve the minutes as presented. Lilia Rodriguez seconded the motion. The motion carried unanimously.
 - c. **Special Meeting Minutes – March 15, 2022:** Lilia Rodriguez made a motion to approve the minutes as presented. Jennifer Elsea seconded the motion. The motion carried unanimously.
- IV. **Financial Reports:**
 - a. **February 28, 2022:** Jennifer Elsea made a motion to accept the financials. Lilia Rodriguez seconded the motion. The motion carried unanimously.
 - b. **March 31, 2022:** Jennifer Elsea made a motion to accept the financials. Lilia Rodriguez seconded the motion. The motion carried unanimously.
 - c. **CD monies:** Tom Putnam advised money received from CIT bank and Jennifer Elsea to obtain investment options and report back to Board.
 - d. **HOA taxes:** Taxes were completed, signed and sent.
- V. **Unfinished Business:**
 - a. **Slope Failure Issues:** The Board spoke on this item and advised details will be provided at the April 26, 2022 Builder Meeting to comply with HB 1279.
 - b. **Playground Equipment – FM & Eldorado:** This item has been tabled, as the HOA must to obtain authorization from property owenrs, prior to acting.
 - c. **Insurance Renewal (renews 08/24/2022):** Tom Putnam continues to work on obtaining an updated policy.
 - d. **Law Electric – Faulty Underground Lateral:** This item has been tabled, as the HOA must to obtain authorization from property owenrs, prior to acting.
 - e. **Keesen – Proposal for Isolation Valves:** This item has been tabled, as the HOA must to obtain authorization from property owenrs, prior to acting.
 - f. **Moeller Graf – Flag & Sign Policy:** Kim Bacon advised she will send the signed policy later this week.

- g. Certificates of Insurance:** This item was not discussed.
- h. Additional Unfinished Business (if determined):** There was no additional old business to discuss.

VI. **New Business:**

- a. **Great Colorado Payback:**
- b. **Maintenance Agreement & Legal Documents:** board discussed with members present the history of how agreement with Serenity Ridge Metropolitan dist 1 that makes HOA responsible for area not owned by the HOA.
- c. **Accounts receivable:** Board discussed moving forward with collections.
- d. **Graffiti removal:** Bids for removal being obtained.
- e. **Additional New Business (if determined):** There was no additional new business to discuss.

- VII. **Next Meeting Date:** The monthly meetings are held the second Tuesday of each the month. The next Board Meeting will be held on May 10, 2022 at 6:30 p.m. Meetings will be held via Zoom until further notice.

- VIII. **Adjournment:** There being no further business, Tim Kiernan made a motion to adjourn the meeting. Jennifer Elsea, seconded the motion. The motion carried unanimously, and the meeting was adjourned at 8:06p.m.