

**SERENITY RIDGE OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 13, 2022 at 6:30pm**  
**via Zoom**

- I. **Call to Order:** The Serenity Ridge Owners Association, Inc. Board of Directors Meeting was called to order at 6:31 p.m. Board Members present were Tom Putnam, President; Tim Kiernan, Vice President; Jennifer Elsea, Treasurer; Lilia Rodriguez, Secretary and Tony McGee, Membr at Large. Eric Andrews, Community Manager, was present for Avenue One Properties.
- II. **Homeowners Forum:** Two Homeowner were in attendance, Kim Bacon and Sigar Gaikwad to observe.
- III. **Ratification:** Tom Putnam advised the Board met July 27, 2022 at a Special Meeting of the Board and approved a new management company and agreement.
- IV. **Approval of Minutes:**
  - a. **Board Meeting Minutes-August 9, 2022:** Tabled, as minutes not received from Management company in time for Board to review prior to the meeting.
- V. **Financial Reports:** Board asked about receipt of refunds for two items. Board decided collections matters will be addressed with new management company as Board wants to make sure accounting records are accurate.
  - a. **July 31, 2022:** TABLED
  - b. **August 31, 2022:** TABLED
  - c. **Treasurers Report:** None.
- VI. **Committee Reports**
  - a. **Landscape:** Members reported receiving bids from vendor for snow removal and revised HOA property due to District 1 changes. The Board will ask current vendor if they are willing to match competitive bids, review and vote. Proposed irrigation repairs to be sent to Board for resolution via e-vote or though Special Meeting as needed. A Board member to review the irrigation bid with landscaper and report back to Board.
- VII. **Unfinished Business:**
  - a. **Slope Failure Issues:** The Board provided updates.
  - b. **Playground Equipment:** Board discussed issues related to District 1. Due to recent decisions regarding District 1, the Board cancelled the equipment and parts recently ordered.
  - c. **District 1 Maintenance:** Board provided updates. HOA still has responsibility to maintain the area through 1<sup>st</sup> quarter of next year.
  - d. **Tree Planting:** Board advised 18 trees need to be planted. Board decided to wait until next year to plant the trees due to weather issues, survival odds and warranty issues.
- VIII. **New Business:**
  - a. **Annual Meeting, Election and Budget/Ratification:** In person meetings are scheduled for October 11 at 6:15 p.m. at the Tallyn's Reach Library. Tom and Jennifer will work on the 2023 budget draft to be presented to the Board and the community. Board discussed meeting quorum requirements and the meeting/voting process.
  - b. **New Management:** Kim Bacon of Mastino Management was present and introduced by the Board. Tom Putnam explained reasons for the management

company change and discussed expectations of the new management company who start on Oct 1<sup>st</sup>, 2022.

**c. Snow Removal:** TABLED

**d. Annual Members Meeting/Budget Ratification & Election:** Management and the Board discussed the planning for the Annual meeting, budget and ratification process. Both the old and new management companies will work together. Mastino Management will handle notification and mailing while Avenue One will provide information for the 2023 annual budget.

**e. Additional New Business (if determined):** The Board discussed the recent violations and collection notices sent by Ave One Management to various Homeowners noting that these notices were non compliant with HOA policies and Colorado law. The new Management company to investigate and respond accordingly.

**IX. Management Report-**The Management Report and Board Priorities/Action List was provided in Board packets for Board review.

**Next Meeting Date:** The monthly Board of Directors meetings are held the second Tuesday of each the month. The next regular Board Meeting will be held on Tuesday, November 8<sup>th</sup>, 2022 at 6:30 p.m. via zoom. The Annual members meeting and budget radification meeting to be held as mentioned above.

**XI. Executive Session-**No matters to discussed, not applicable.

**XII. Adjournment:** There being no further business, Lillia Rodriguez made a motion to adjourn the meeting. Jennifer Elsea, seconded the motion. The motion carried unanimously, and the meeting was adjourned at 7:24 p.m.