

## The Reserve HOA Executive Board Meeting Minutes Draft

October 5, 2023

Zoom

Present: Ward Nelson, President

Marlys Polson, Treasurer

Lynn Weissenrieder, Emeritus

Gail Henrichs, At Large

Tom Dority, Secretary (joined meeting late)

Ward called the meeting to order at 0907. Marlys moved approval of the minutes from June 22, 2023, seconded by Gail.

President's Report: Ward reported that Jeff Boring, Estes Valley Land Trust, will be the guest speaker at the upcoming Annual Meeting October 18. Jeff will provide an overview of the Trust, its collaborative approach, and the Reserve's conservation easement in particular, as well as comparing this Trust to the rest of the nation. He plans to speak for 10-15 minutes.

Secretary's Report: Gail reported Tom is in the process of organizing the annual meeting at the Rec Center and its election. The next step will be another e-mail reminder October 9 for RSVP and proxies. That e-mail will also include a redline version of the Bylaws prepared by Marlys and reviewed by Jim as well as the proposed budget for 2024 to allow study by Reserve residents prior to the annual meeting. Marlys will lead the discussion on these items at the annual meeting explaining that the Bylaw changes are being done to continue our compliance with state law. Once again, the Bennetts have agreed to count the votes at the meeting.

Treasurer's Report: Marlys presented the proposed 2024 budget which she plans to address at the Annual Meeting as well as why the HOA maintains reserves for unanticipated expenses. These could include legal, maintenance issues, landscaping in berms, asphalt additions. She also shares that the Unruhs were concerned about picnic costs having risen so much this year, that they have some ideas to reduce those expenses for next year, such as bringing card tables to use, checking pricing at different vendors. In addition, berm expenses will remain but capital for the berms may increase due to possible tree removal, possible replanting.

ACC Report: Rod Unruh submitted via e-mail the current report to the Board.

Old Business: Ward received a letter from Randy Henrichs regarding the mailbox situation and his concerns for residents living near the boxes. After discussion, Ward will again speak with the Town about the matter, the possibility of new signage including 'no parking'; an e-mail to Reserve residents about courtesies when using the mailboxes; the holes on Elk Trail Court on both sides of the road as one enters the Reserve.

New Business: Tom plans to resign and will do so after the Annual Meeting. Ward will then appoint someone to fill the open position for the remainder of Tom's term, through 2025.

There being no further business before the Board, Ward, seconded by Gail, motioned that the meeting be adjourned at 0956.

Next Meeting: The Annual Meeting October 18, 2023 at 1900 at the Rec Center. The room will be available at 1800, the meeting will be called to order at 1900, and we must vacate by 2000. The next Executive Board Meeting is planned for November 2.

Gail Henrichs, Member at Large