



Smuggler Home Owners' Association, Inc.
C/O Rutledge And Company
P.O. Box 3149
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970.948.6257

Minutes of Board Meeting

09 August 2022

5:32 PM – Call to Order:

Via Web Conference

Roll call (verbal):

Board Members: Campaigne, Elizabeth | 309 Oak
Clark, Casarae | 321 Oak
~~Cook, Dave | 111 Maple~~
De L'Arbre, David | 228 Cottonwood
Forester, James | 134 Maple – post quorum
Simpson, Patty | 116 Maple
Van Hoy, Jerry | 323 Oak

Additional Members: Vetromile, Rick & Denise | 310 Oak
King, Donna | 106 Maple
Jungquist, David | 117 Maple
Paley, Doug | 119 Maple
Taylor, Jane | 231 Cottonwood
Taam, Max | 314 Oak
Reinke, Mitch | 306 Oak
Louthis, Tricia | 313 Oak
Curley, Leslie | 108 Maple

Association Manager: Rutledge, Will | Rutledge and Company

Additional Guests: Headman, Julia - buyer of 140 Maple.

Quorum: With proxies counted, it was determined that five (5) of the Board member votes were present at the call to order constituting a quorum, >50% of the total Board Members.

Financials:

Operating Account Balance 31 July 2022	\$ 92,759.07
Reserve Accounts Balance 31 July 2022	\$268,452.68

May Meeting Minutes: **Action Item:** Jerry motioned with a 2nd by Dave to approve the May meeting minutes. The vote was a unanimous verbal aye.

140 Maple ROFR: Julia Headman, the new owner of 140 Maple, was addressed by the Board of her rights and responsibilities. She spoke and acknowledged she understood what living in the community entails.

311 Oak Occupancy: It was noted that the owner of 311 is not in residence, and is not expected to return. Management will reach out to request and update.

Jungquist | 117 Maple Demo/Construction Update: David Jungquist spoke on the plan of action on 117 Maple Lane. He noted that no demolition permit has been issued, which must be in place for work to begin. The Association requested for him to keep more immediate information available.

Reinke | 306 Oak Back Yard: Mitchell spoke on the issue with the back yard. He requested the yard be sodded. The Board noted that the requirement was to bring it back to its original state. Management will offer a reseeding or the cost of reseeding as a credit to them towards their action of sodding. Both will be a completion of the project.

Open Forum:

Jane said thanks for the new Rules and Regulations.

Jane asked for a cigarette disposal station at the bus stop.

Leslie spoke on the landscaping changes in the greenbelt near 106 and 108 Maple.

Leslie spoke on the Gibson switchgear tap request. Dave spoke on the matter.

Meeting Adjourned – 6:22 PM