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

Minutes of Board Meeting

08 February 2022

5:34 PM – Call to Order: Via Web Conference

Roll call (verbal):

Board Members:
Campaigne, Elizabeth | 309 Oak
De L'Arbre, David | 228 Cottonwood
King, Donna | 106 Maple
Lemley, Vance | 222 Cottonwood
Perkins, Wendy | 122 Maple
Van Hoy, Jerry | 323 Oak
Gellert, Mike | 225 Cottonwood

Alternates:
Simpson, Patti | 116 Maple
~~Anderson, Brett | 226 Cottonwood~~

Additional Members:
Nielsen, Brooke | 107 Maple
Earl, Monty | 114 Maple
Louthis, Tricia | 313 Oak
Costello, Steph | 328 Oak
Taylor, Jane | 231 Cottonwood
Gamel, Leslie | 108 Maple
Taam, Max | 314 Oak
Padden, Kevin | 224 Cottonwood
Taylor, Jane | 231 Cottonwood – post quorum
Elliott, Pamela | 206 Cottonwood – post quorum
Ruggieri, Lisa | 136 Maple – post quorum

Association Manager: Rutledge, Will | Rutledge And Company

Additional Guests:
Rockhill, Brittanie – prospective buyer of 224 Cottonwood
McKnight, Spencer – prospective buyer of 224 Cottonwood

Quorum: With proxies counted, it was determined that seven (7) 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 January 2022	$ 87,198.97
Reserve Accounts Balance 31 January 2022	$219,736.22

January Meeting Minutes: **Action Item:** **Jerry motioned with a 2nd by Donna to approve the January 11th meeting minutes. The vote was a unanimous verbal aye.**

224 Cottonwood ROFR: There was a discussion with Brittanie Rockhill and Spencer McKnight on their purchase of 224 Cottonwood. **Action Item:** **David motioned with a 2nd by Wendy to approve the Association's waiver of it's right of first refusal for 224 Cottonwood. The vote was a unanimous verbal aye.**

108 Maple Parking Violation: **Action Item:** **Jerry moved with a 2nd by Elizabeth to approve the settlement of the dispute with Leslie Curley, 108 Maple, over the parking violation, and confirm the appointment of Dave De L'Arbre to have power to sign related agreements. The vote was a unanimous verbal aye.**

By-Laws Discussion: There was a discussion on amending the 2022 by laws. The major edits were discussed at length. Leslie asked about conflict of interest with respect to Members also being contractors of the Association. **Action Item:** **Wendy motioned with a 2nd by Donna to approve the by-laws as amended. The vote was a unanimous verbal aye.** The approved by laws will be distributed as soon as possible.

FY 2021 Reserve Transfer: There was a discussion on the Association's fiscal year 2021 net reserve transfer. It was noted that the first half transfer has been done. **Action Item:** **David moved with a 2nd by Elizabeth to approve the transfer of $48,700.00 to the reserves. The vote was a unanimous verbal aye.**

Rules & Regulations: There was a discussion on the requirement of any owner not in residence who is renting their property to be required to register a lease of the property with the Board, and to require tenants to sign a form agreeing to be bound by HOA governing documents. Multiple owners asked for individual consideration of owners who require live-in help. **Action Item:** **David motioned with a 2nd by Wendy to add this requirement to the Rules and Regulations.**

ACC Guidelines Modification: There was a discussion on amending the ACC guidelines in regards to specifically eliminating roof decks. **Action Item:** **Jerry motioned with a 2nd by Elizabeth to amend the ACC guidelines to clarify that roof top decks are not allowed.**

Open Forum:

Pam asked about the Gamel issue. Leslie spoke on it.

Pam asked about the Association's legal expenses.

Pam asked when the 2021 annual meeting was held.

Leslie asked about the 2022 budget and the details of the next annual meeting. The budget will be re-presented to the Association for consideration at the Annual Meeting.

Patty asked for a cleanup of the website including updating the resale agreement.

It was noted that Skip Ela has moved to an assisted living in Grand Junction. His nephew, Tom, is handling his affairs.

There was a discussion on meetings in person versus on line. It was noted that Zoom meetings will continue.

The Annual Meeting will be the second Tuesday in March 2022.

Meeting Adjourned – 7:09 PM