

# Ruedi Shores Homeowners' Association Board Meeting

June 20, 2020

4:30 p.m.

Home of Helen Tieber

194 Wapiti Way

Board Members Present: Donny Mushet, President, Brandon Ford, First Vice President, Todd Hoyt, First Vice President, Beth Madsen, Secretary, Helen Tieber, Treasurer.

Homeowners Present: Joanna Adler, Larry Milillo, Lynn Calhoun, Nina Dunn, Betsy Marilley and Jerry Hales.

The meeting was called to order at 4:42 p.m.

## AGENDA ITEM: Operating Fund vs Reserve Fund

For clarification, "The Reserve Fund is to maintain, operate, repair and replace or add new capital assets in the HOA." This is really a Capital Improvement Fund. Helen presented that the first step in deciding which way to proceed with our Reserve Fund is to do a Reserve Fund Study which would set out a long-term schedule of costs, repairs, additions or new capital improvements for the HOA. This study would determine how much money should be kept in our Reserve Fund.

## AGENDA ITEM: Delinquent Accounts

As of June 1, 2020 the delinquent balance was \$12,572.28. The advance payment balance was \$5,881.99. It was added that we have an easement agreement with Windward Ranch Subdivision that allows us to collect delinquent accounts from those homeowners.

## AGENDA ITEM: New RSHA Bylaws Draft

The new RSHA bylaws draft will be sent out to homeowners for their review and we will request their feedback.

## AGENDA ITEM: New Storage Unit

RSHA's new storage unit was discussed. All RSHA documents required by CCIOA will be labeled in folders and stored in plastic tubs at our storage unit in Basalt. Donny and Helen will have keys to this unit. RSHA will be in compliance with all CCIOA document retention requirements.

AGENDA ITEM: Welcome Package

The board is considering forming a welcoming committee to distribute a "Welcome Package" to all new lot and homeowners.

AGENDA ITEM: Architectural Review Policy

Brandon discussed the new revisions to the Architectural Review Policy which included revisions to the road impact fee.

The meeting was adjourned.