

RUEDI SHORES HOA BOD MEETING MINUTES
MAY 31, 2022 – 6:00PM

Minutes of the Board of Directors Meeting of the Ruedi Shores HOA, held at the office of Silver Mountain Properties, Carbondale, CO and via Zoom at 6:00pm on May 31, 2022.

1) Call to Order:

The President, Todd Hoyt, called the meeting to order at 6:02pm.

Board Members present: Todd Hoyt, Don Mushet, Asia Jenkins, and Beth Madsen. With all four board members in attendance, quorum was confirmed.

Also present: Bill and Kari Crowley and Nick Cova from Silver Mountain Properties. Bill assumed the role of secretary to record the meeting minutes.

Owners present via Zoom:

Dan Walsh & Laura Hanssen	Lot 28F1
Alice Phinney	Lot 19F1
Helen Tieber	Lot 28F2
Lawrence Wilson	Lot 25F2
Nina Dunn	Lot 07F2
Leeann Talasek	Lot 02F1
Ray Crabb	Lot 32F1
Jeffrey Hoffberger	Lot 01F2

2) Open Forum:

- a. Dan Walsh – Dan spoke about the scheduled neighborhood meeting regarding wildfire preparedness on 6/26/22 at the pump house. SMP will send a notice to all owners.
- b. Alice Phinney – Alice would like to create a phone number list to keep owners updated during an emergency. She volunteered to be fire mitigation coordinator.
- c. Helen Tieber – Helen spoke about her private attorney she engaged regarding potential HOA misrepresentation.

3) Approval of previous meeting minutes (2/3/22):

Don Mushet motioned to approve the meeting minutes from 2/3/2022, Todd seconded, and all approved.

4) Email Approvals:

- a) Implementation of Rules & Regulations and Bylaws
- b) Cancel storage unit/SMP to store documents
- c) Tax Returns

5) Financials:

Kari reported on the financial condition and shared the reports including a full expense report by line item. There were no issues of concern.

6) General Issues:

- a) Short Term Rental document – Bill explained that, under CCIOA law, the only way to ban STRs in an HOA would require an amendment change and 67% vote by the members in favor. Bill explained that a document stating specific policies that are in line with the covenants is preferred. Helen said she has such document and would send it so SMP to review. Asia and Beth volunteered to work on a committee to finalize that document.

7) New Matters:

- a) Spring Dumpsters – Beth explained that she has secured the additional dumpsters for summer.
- b) Chipping Machine – Beth reserved a chipper that will take up to 12” limbs for the weekend of June 17th-20th.
- c) Fire training – Jeff Hoffberger has a defibrillator at his house and volunteered it for HOA use.
- d) Larger package storage – Beth volunteered to oversee the project of making a new larger package storage. Helen said that there is money in the reserves for this. Asia motioned to get a new package storage not to exceed \$54,000, Todd seconded, and all agreed.
- e) Don Mushet announced that he is resigning effective immediately. He read his resignation letter to the attendees. The remaining Board members will source new directors to fill the vacancies of Don and Brandon Ford, who is no longer an owner at Ruedi Shores. The Bylaws allow the Board to fill vacancies via majority vote of the remaining Board members and those people appointed will serve for the remainder of the unexpired term.

8) Executive Session – N/A

9) Next Meeting Date: The next meeting is scheduled for August 31, 2022, at 6:00pm

10) Adjournment: With no further business to discuss the meeting was adjourned at 6:59pm