

THE RUEDI SHORES HOA BOARD OF DIRECTORS MEETING MINUTES AUGUST 31, 2022 – 6:00PM

Minutes of the Board of Directors Meeting of RUEDI SHORES HOA, held at the office of Silver Mountain Properties, Carbondale, CO at 6:00P.m. on August 31st, 2022 and via Zoom.

- 1) **Call to Order:** The meeting was called to order by President Todd Hoyt at 6:01pm. Board members present included Todd Hoyt, Beth Madsen, Adam Malmgren, Dan Walsh, and Asia Jenkins(zoom). Additional owners present: Betsy Marilley, Jack Hamlin, Robynne Byrne, Laura Hanssen, Mel Lundgren, Helen Tieber, and LeeAnn Bissel. Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties. Nick assumed the role of secretary to prepare a recording of the meeting.
- 2) **Open Forum:** Several homeowners joined the meeting via Zoom to hear the discussion on the short-term rental issue. The owners were given a chance to ask questions during the short-term rental discussion.
- 3) **Approval of previous meeting minutes (5/31/22):** No changes were requested and Beth made a motion to approve the minutes from the previous meeting. The motion was seconded by Todd and the minutes were approved.
- 4) **Email Approvals:**
 - a) 6/8/22 - Board majority vote via email to fill vacant Board seats
- 5) **Financials:** Kari provided a summary of the financials at this time. So far, the year to date P&L is mostly on track with the budget. One item that has gone overbudget is legal fees. Kari explained that this was mostly due to the recent changes in CCIOA which requires all HOAs to amend their governing documents to be in compliance with the new bill HB-1137.
- 6) **Old Business:**
 - a) **Trash Issues/New Sign:** The new sign was delivered to the SMP office and will be posted near the dumpsters by Beth. It was discussed that there may be people in the adjacent subdivisions who are using the Ruedi Shores dumpsters. The board reported to SMP that the extra pickup was very helpful through the summer but is no longer necessary. The board also discussed possibly adding the extra pickup day again during the holidays.
- 7) **New Matters:**
 - a) **Short Term Rental:** A discussion ensued regarding short-term rentals in the Ruedi Shores neighborhood. SMP reported that they had recently conducted a straw poll which showed that 69% of homeowners would be opposed to banning short-term rentals. SMP also reported that they had recently discovered a set of rules and regulations regarding short-term rentals that was previously not made available to the current BOD. SMP advised the board to begin enforcing these rules and regulations. It was also discussed that having a short-term rental committee comprised of both full-time residents and those who rent their homes would be helpful for everyone. Several owners on the Zoom call currently rent their homes for short term and expressed interest in joining this committee. It was decided that the board would begin the process of putting this committee together as well as review the current STR guidelines and determine if the document needs revisions.

- b) Noxious Weeds:** Bill explained that he had received information from Eagle County regarding the removal of noxious weeds and he would be distributing this information to the entire neighborhood. It was discussed that although it is late in the season, it would still be beneficial to spray. However, the goal is to inform all homeowners and give them the necessary resources to take care of their noxious weeds next spring.
- c) Plow Contract:** Bill explained that it was time to seek bids for snow removal for the upcoming season. The board explained that they were happy with the job that Snow King has been doing, and that his ability to plow the neighborhood in a timely fashion is crucial to allowing homeowners to get to work on time. Therefore, the board expressed that they would like to retain his services.
- d) Package Shed:** It was discussed that there had already been plans put together for a package shed. Beth requested that she receive these plans so she could review them and decide the most cost effective and efficient way to build the package shed.
- e) Possible Increase of Construction Deposit:** Todd expressed that he would like the BOD to review the current construction deposit that the HOA requires. More specifically, Todd would like the BOD to review what they are charging for a road impact fee and assess whether it is sufficient as there is a lot of heavy equipment moving through the neighborhood and taking a toll on the roads.
- 8) Executive Session:** None required at this time.
- 9) Next Meeting Date:** The next meeting date was set for Thursday November 17th at 6pm via Zoom.
- 10) Adjournment:** With nothing further to discuss Todd made a motion to adjourn the meeting at 6:55pm. The motion was seconded by Beth and the meeting was adjourned.