



Mrs. Petersen called the meeting to order at 6:00 PM.

Present were:

Kristen Petersen	President
Tom Keating	(By video) Secretary
David Fulton	Treasurer
Steve Garcia	(By video) Director at Large
Jack Greenfield	Director at Large
Brad Helton	Director at Large
Derek Patterson	RowCal Management
Kristie McKitterick	Balanced Bookkeeping
Absent: Michelle McArthur	Vice President
* 6 residents were in attendance	

Hearing(s) / Owner's Forum:

There were no Hearings.

A resident was present to discuss a request for outdoor soffit lighting (Jellyfish) and his desire to use it for holiday lighting. Numerous documents and photographs were reviewed. The lighting has many options, from brightness to color types, light spacing, strobing, etc. A motion was made to approve the use of holiday lighting at this time while the Covenant Compliance Committee reviews new guidelines for using this type of system. The motion carried 6-0 in favor.

President's Report:

The Blodgett Peak Open Space expansion project is still in the planning phase. More information will be released to the community by email once known. A meeting was held with the City Public Works department with plans to hopefully have existing and new city projects completed in the community (such as the concrete/paving work on Kittridge Ave.). There will be a Crime Prevention/Neighborhood Watch representative at the July Board meeting to answer questions and a Neighborhood Watch picnic at the Woodmen Valley Park from 1-3 PM.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the May 31st financial status, to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed.

Secretary's Report:

A motion was made to approve the May Board meeting minutes, which carried 6-0 in favor.

Committee Reports:

Mr. Garcia presented the **Safety & Security** report.

There is a concern for this summer/fall if the weather gets dry/hot and wildfire risks. The Fire Department is being contacted to inquire if matching grant funds are available this year for wildfire mitigation work.

There was a discussion on a fire evacuation plan for the community.

Mr. Helton presented the **Landscape & Infrastructure** report.

Due to the unexpected costs of insect control and tree removals, any new tree plantings for this summer will be put on hold until next year.

Mrs. Petersen presented the **Community Events** report.

Mr. Flanagan presented the **Alpine Glen** report.

Mr. Greenfield presented the **Covenant Compliance** Committee report.

Manager's Report:

Mr. Patterson reviewed the updated Monthly Activity Spreadsheet, which includes owner concerns, ARC approval requests/review times, monthly inspection notices/owner responses, the number of hearings by month, the number of 1st and 2nd violation notices issued each month, homes requesting more time for compliance issues, previous Hearing status, new or possible Hearings, and the extra duty/private security patrol schedule.

The **2023 Water Usage** spreadsheet was reviewed, noting the new CSU bills do not show the total cubic feet for each meter. CSU has a new login/website; the information may be somewhere new on the website.

The **Lawn Care** report was reviewed.

Mr. Patterson reviewed a new home build submittal which the ARC recently approved after a second submittal. No concerns were noted with the proposed new home.

Old / New Business:

Mr. Patterson reviewed details surrounding a new RowCal Service Addendum released on June 2nd. Questions have been raised which are being worked on.

Mrs. Petersen briefed the members that the Board would be going into Executive Session to discuss a legal matter for a home on Applestone Trail. The Board reconvened the meeting, and a motion was made to obtain a legal opinion on the owner's response to the Association's request regarding renting a portion of their home.

The next Board meeting will be on June 12th, at 6:00 PM at FS 18.

The meeting was adjourned at 7:16 PM.



Tom Keating
Secretary