



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

Present were:	Michelle McArthur	Vice President
	Tom Keating	Secretary
	David Fulton	Treasurer
	Jack Greenfield	Director at Large
	Brad Helton	Director at Large
	Derek Patterson	RowCal Management
	Kelly Denning	Balanced Bookkeeping
Excused Absences:	Steve Garcia	Director at Large
	Kristen Petersen	President

* 32 residents were in attendance

Crime Prevention: Officer C. Ausec was present to discuss numerous topics regarding crime prevention, safety, security, and Neighborhood Watch. Other topics discussed were (crime patterns in the community, traffic engineering, speeding, and police pursuit options, the GoCOS app for reporting to the police or other City agencies, the Flock camera system, personal fraud information, concerns with Blodgett Peak Open Space, and a new police program being evaluated called Fusus [unified intelligence platform]). A question-and-answer period followed.

Hearing(s) / Owner's Forum:

There were no Hearings.

A resident was present to discuss details surrounding a rental situation on Applestone Court and petitioned the Board to amend the Covenants if required to stop the ability to rent a portion of a home (lot) in the community. The Board will discuss this matter in Executive Session at the end of the meeting as legal advice has been sought.

Treasurer's Report:

Mr. Fulton and Ms. Denning reviewed the Treasurer's Report noting the June 30th financial status, to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed.

The draft 2024 Budget was reviewed, and each line item was discussed with a question-and-answer period and Board input. The trash and recycling fee for the year will be \$194.00 per home. Mr. Patterson reviewed numerous bids for pet waste removal, and the current provider's price is reasonable, and they will remain in place as the vendor.

Secretary's Report:

A motion was made to approve the June Board meeting minutes, which carried 5-0 in favor.

Committee Reports:

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

A new pet station is on order and will be installed outside the upper entry to Alpine Glen. This will make 16 stations in total that the Association maintains.

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

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

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

It was noted that the dead Aspen tree at 3395 Blodgett Drive should be removed, a second notice will be issued.

Updates to the Rules for adding more details for LED soffit lighting are being worked on.

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 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.

It was noted that the roundabout on Cindercone Lane needs to be updated/cleaned up, and a bid is being sought.

The owners of 8460 Edgemont Way inquired if their recent ARC denied paint color request could be revisited, noting they completed the painting against the approval conditions and are seeking approval for the work (blue trim and garage doors). Discussion followed, and photographs were reviewed. A motion was made to approve the blue as painted after the fact, which carried 4-1 in favor. The current colors on the home will be sent to the ARC to see if there are any objections.

The **2023 Water Usage** spreadsheet was reviewed. The CF (cubic feet) numbers were found on the new website, but some meters appear excessive compared to previous months, but the price for water is generally the same. It's suspected there is an error with the CF reporting on the website.

The **Lawn Care** report was reviewed.

Old / New Business:

Mr. Patterson updated the Board that no fees will be imposed for the new RowCal Service Addendum released on June 2nd for the Covenant Enforcement Services sections. Mr. Patterson is working to have something more formal submitted to finalize this agreement.

Mr. Patterson reviewed a draft proposal from Altitude Law to create a new policy for Senate Bill 23-278 (Xeriscaping and Other Water-wise Landscaping Requirements). Discussion followed. A motion was made to approve the bid, which carried 5-0 in favor.

Mrs. McArthur 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 new second legal opinion from another firm on the current position of this matter. The motion carried 5-0 in favor.

The next Board meeting will be on August 9th, at 6:00 PM at FS 18.

The meeting was adjourned at 7:55 PM.

A handwritten signature in cursive script that reads "Tom Keating".

Tom Keating
Secretary