



---

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

Present were:

Kristen Petersen	President
Michelle McArthur	(by Zoom) Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	(by Zoom) Director at Large
Brad Helton	Director at Large
Derek Patterson	RowCal Management
Kristie McKitterick	Balanced Bookkeeping

Excused Absence: Jack Greenfield

\* 7 residents were in attendance

### **Hearing(s) / Owner's Forum:**

There were no Hearings.

Concerns were discussed about continued nuisance activities at and adjacent to the Blodgett Peak Open Space and the gate not being closed by 10 PM. It was noted that the Association would contact City Council for more help.

There was a discussion on the Association's rules for native mowing and if it applies to Sub-Association's. It was noted the Master Rules are for individual Lots, and the concern for the Sub-Association is for their Common Area, so they would not apply.

### **President's Report:**

Mrs. Petersen discussed the upcoming Music in the Park event, the upcoming public input meeting for the Blodgett Peak Open Space on August 22<sup>nd</sup>, the departure of the BPOS Park Ranger, the continued sidewalk and curb/gutter replacement work being done by the City and a reminder that the Budget Meeting will be in October.

### **Treasurer's Report:**

Mr. Fulton and Mrs. McKitterick reviewed the Treasurer's Report noting the July 31<sup>st</sup> financial status, to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed.

The second draft of the 2024 Budget will be discussed at the end of the meeting to update the Board on a few minor changes (as shown on the HOA G-Drive prior to the meeting). The Alpine Glen and Angelstone Street budgets are also updated.

### **Secretary's Report:**

A motion was made to approve the July Board meeting minutes with one correction, which carried 6-0 in favor.

## **Committee Reports:**

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

It was noted that some Common Areas will be checked this month for new wildfire mitigation work as matching grant funds are still available.

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

A handout reviewed the proposed projects for 2024 (11 in total). It was noted that Mr. Patterson would obtain pricing to add new holiday lighting at the main entry on W. Woodmen Road, with plans to have this system installed this year.

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

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

It was noted their contract provides for three native mowing's a season.

## **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 one of the Extra Duty patrol times was changed beginning in July.

Fifteen (15) second notices were issued, which could possibly have an assessment fine of up to \$500.00 imposed if compliance is not met by the deadline.

The **2023 Water Usage** spreadsheet was reviewed.

The **Lawn Care** report was reviewed.

## **Old / New Business:**

The owners of 2060 Kittridge Ave. submitted a request to purchase a section of the Common Area immediately adjacent to their lot. Details were reviewed. After discussion, a motion was made to deny the request, which carried 6-0 in favor.

A new policy draft to comply with Senate Bill 23-278 (Xeriscaping and Other Water-wise Landscaping Requirements) was reviewed. A motion was made to approve this language which will be incorporated into the Rules, which carried 6-0 in favor.

The second draft of the 2024 Budget showed a proposed increase of \$20.00 for the year. Input received at the meeting will be updated for the September meeting.

6:58 PM. Mrs. Petersen briefed the members that the Board would go into **Executive Session** to discuss a legal matter for a possible Covenant Amendment relating to the use of a residence/renting/ADUs, etc.

The Board reconvened the meeting and agreed to hold on pursuing an amendment at this time.

Inquiries will be made with City agencies to determine if the new use of a home on Applestone Court is within all governmental rental and use guidelines.

The next Board meeting will be on September 13<sup>th</sup>, at 6:00 PM at FS 18.

The meeting was adjourned at 7:04 PM.

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

Tom Keating  
Secretary