



Mrs. Petersen called the meeting to order at 6:02 PM.

Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	(By Zoom) Director at Large
Jack Greenfield	Director at Large
Brad Helton	Director at Large
Derek Patterson	Property Manager
Kristie McKitterick	Balanced Bookkeeping

* 7 residents were in attendance

Owner's Forum:

The owners of 2015 Spirerock Path discussed a request to possibly rent their home four to five times a year. The permit, review, and approval processes were discussed, and the owners will submit a formal request.

Hearing(s):

None.

President's Report:

Mrs. Petersen submitted a letter of support to keep the Rockrimmon Branch Library open. The August newsletter will be finalized and issued soon.

Treasurer's Report:

Mr. Fulton and Mrs. McKitterick reviewed the Treasurer's Report, noting that the July 31st financial status includes Alpine Glen, Angelstone Street, and Pere-Green Garden accounts.

The AGED report was reviewed.

The draft 2025 Budgets were discussed, and a handout was reviewed (The Master Budget, Alpine Glen, and Angelstone Point. Alpine Glen and Angelstone Point budgets will remain unchanged, with no dues increase. Mr. Fulton reviewed all of the operating line items and noted any changes. It was agreed to reallocate \$3k from Fire Mitigation to Tree Mtc.

After further discussion, a motion was made to approve the Master budget as submitted, along with the Alpine Glen and Angelstone Point budgets. The motion carried 7-0 in favor.

Secretary's Report:

A motion was made to approve the July Board meeting minutes, which carried 7-0 in favor.

Committee Reports:

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

A request to modify the patrol times was reviewed. There was a concern that if the times were changed, the possibility of not filling the patrol would likely be high. It was agreed that the patrol times should not be changed.

The wildfire mitigation project is set, and the Association's commitment is \$1.6k.

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

Projects for consideration for next year were reviewed.

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

The proposed updates to the mailbox section were discussed. The last page of the updates was removed entirely, and two other updates were noted.

A proposed update to the Rules for home painting was discussed. After a discussion, a motion was made to approve both updates, which carried 7-0 in favor.

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

The **Alpine Glen** report was reviewed.

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.

The July **Lawn Care** report was reviewed.

The **2024 Water Usage** spreadsheet was reviewed.

Old / New Business:

An owner inquired about implementing new wildfire mitigation rules to address planting densities, tree pruning requirements, laddering fuel reduction, etc. A discussion followed. It was noted that residents can have their lot inspected by the Fire Department to assist in learning about wildfire mitigation, tree and plant selection, fire risk reduction, etc.

There was a discussion about installing new entry signs to help advertise HOA events and other information. This topic was tabled.

There was a discussion on the continued service delays with Republic Services. Their 5-year renewal bid was reviewed, which included adding the homes at La Bellezza HOA. A second bid was also reviewed, and it was agreed that other bids should be obtained if possible and that the termination provisions in the existing GFL contract would be reviewed.

Mr. Greenfield and Mr. Garcia were excused from the meeting.

7:50 PM. The Board went into **Executive Session** to discuss collection actions and a dog violation where the dog left the lot and made physical contact with another dog on the sidewalk, noting there was no electronic fence. The subject dog did not bite the other dog being walked.

The meeting was reconvened, and a motion was made to authorize Mrs. McKitterick to have Orten, Cavanaugh, Holmes & Hunt update the current Collection Policy to comply with a new state law. The motion carried 5-0 in favor.

A motion was made not to remove the dog from 7935 Orchard Path Road and to set a probationary period of December 31st, 2024; if any future violations were reported of the dog leaving the lot, it would be subject to removal. The owner did confirm the electronic fence was repaired. The motion carried 5-0 in favor.

The meeting was adjourned at 8:15 PM.

The next meeting will be September 4th, 2024, at 6:00 PM.



Tom Keating
Secretary