

HOA Q3 Meeting Notes

July 17th, 2023

Attendees:

Board Members: Lynn Jones, Jim Smith, Kathy McKimmy, Craig Price

HOA attendees: Bob Milford, Gale Weber, Tim Gallagher, Gary Franklin, Kris Campbell, Dave Cambell

Notes:

Meeting was opened at 4:30pm.

Quorum was established.

- Open Forum- no questions were asked.
- General Business- Jim Smith introduced the new board members Lynn Jones as Secretary, Elizabeth Mattson as VP and Craig Price as Director.
- Kathy McKimmy, Treasurer discussed the reason behind our move from APP folio to QuickBooks as our base billing and communication platform. This decision was effective August 1, 2023. Kathy also reminded attendees that the 2024 HOA Dues Billing statement will come out in February 2024 with options to pay via check, ACH, Apple Pay or CC. with 30 days net.
- Lynn Jones discussed New OPT-IN Directory to be published post 8/1 as well as wanting to increase communication as a whole out to the homeowners.
- *IRC report is below
- Before closing, Jim mentioned that HOA has secured a dependable and thorough monthly cleaning service and a reminder that the CTR HOA Annual Meeting is this Saturday August 12 from 9-10am, coffee and pastries provided.

Meeting was Adjourned at 4:55pm

*Below is a list of the Property Improvement and Construction Reports issued in 2023 to date.

A total of 21 reports.

1463	05/23/23	42/Phase I IMP	Fred Phillips Estate	994 Cool Pines	Shipping containers with household permitted on site while construction
1464	05/23/23	42/Phase I IMP	Fred Phillips Estate	994 Cool Pines	Repairs to roof and exterior walls at
1465	05/23/23	6/Phase V IMP	Siggett	545 Shooting Star	Change material and color on wood exterior siding to corrugated rusty m

1466	05/23/23	66/Phase I	IMP	Kasper	621 Cool Pines	Build split-rail 4' high fence with wire West and North sides	
1467	05/23/23	4/Phase V	CONST	Barta	530 Shooting Star	New Home	
1468	06/03/23		IMP	Shehan	1468 Cool Pines	Paver Patio	
1469	06/03/23		IMP	Weber	600 Kelsey	Recycled Asphalt Driveway	
1470	06/26/23	155/Phase	IV	IMP	McKimmy	577 Kelsey	Dog fence in backyard
1471	06/26/23	174X/Phase	IV	IMP	Jones	80 Crown CT	Fire Mitigation tree removal
1472	06/21/23	30/Phase I	IMP	Douglass	41 Mariposa	Circular patio area with fire pit	
1473	06/22/23	30/Phase I	CONST	Douglass	41 Mariposa	Elevated deck expansion	
1474	06/30/23	163	CONST	Merkel	235 Engleman	New Home	
1475	07/02/23	191	CONST	Roukema	220 Shooting Star	House Expansion	
1476	07/09/23	107/Phase	II	CONST	Ahrens	425 Mariposa	New Home
1477	07/09/23	131/Phase	III	IMP	Badell	1084 Bristlecone	Roof above steps to hot tub
1478	07/13/23	30/Phase I	IMP	Douglass	41 Mariposa	Circular patio area with fire pit (This # 1472)	
1479	07/14/23	180/Phase	IV	IMP	McBride	550 Engleman	Concrete overlay in front step area
1480	07/14/23	180/Phase	IV	IMP	McBride	550 Engleman	Reconstruction of deteriorated dry c
1481	06/22/23	55/Phase I	CONST	Sandoval	1688 Cool Pines	Shed behind house	
1482	08/05/23		IMP	Shildt	104 Mariposa	Fire mitigation tree removal	

1483 08/14/23

IMP Geer

189 Kelsey
Circle

Fire mitigation tree removal