

SAND CREEK PARK LAND OWNERS ASSOCIATION
BOARD OF DIRECTORS
January 11, 2023 MEETING

ROLL CALL

PRESENT: Sue Falls
Marsha Williams
Debra Kessinger
Carrie Staiano
Kurt Kniegge
Ray Herrmann
Chad Washburn

ABSENT: David Mickelson

GUESTS: Chris Cawdrey
Curt Bringle
Sean Mackrory
Rodney Smith
Ben and Cassidy Urban

Quorum established. Kurt Kniegge calls meeting to order.

REVIEW AND APPROVE MINUTES: Debra Kessinger makes a motion to approve October 5, 2022 meeting minutes. Seconded by Jim McNulty. Motion is approved.

REPORTS OF COMMITTEES/OFFICERS:

PRESIDENT/LEGAL: Kurt Kniegge provides update.

Road grading contract for 2023. Working with Pennington Construction to provide motor grading under contract next summer.

Landowner complaint regarding fishing easements and insurance.

Held a conference call with insurance representative Dec 19, 2022
Warren letter representing Joel Hart Re: Fishing easements received.
Preparing a response with legal counsel.

Insurance Committee is formed: Marsha Williams, Carrie Staiano, Chad Washburn, Kurt Kniegge

Goal for the committee is to engage a legal firm to audit insurance against CCIOA and Covenants and Fire trailer coverage exploration.

Marsha makes a motion to hire a legal firm to audit insurance against CCIOA and covenants and to approve \$3,400 budget to complete insurance audit and the goals of the committee. Seconded by Sue Falls. Chad Washburn makes statement. Motion is approved.

SECRETARY'S REPORT/PUBLIC RELATIONS: Marsha Williams provides update.

- SCPLOA HOA license renewed.
- Accountant Contract Completed. Old system decommissioned.
- Newsletter review. Marsh Williams makes a motion to approve newsletter as sent. Seconded by Carrie Staiano. Motion approved.
- Records request for landowner Joel Hart is complete.
- Budget year ending February 29, 2024 review. Debra Kessinger makes a motion to adopt budget as reviewed. Seconded by Jim McNulty. Motion approved.

TREASURERS REPORT: Carrie Staiano provides update.

Checks written since last board meeting on October 5, 2022.

Asiant Accounting for September-\$100.00

Marsha Williams for printing, postage, delinquent landowner signs, HOA registration-\$205.29

Sarah Esparza for October board minutes-\$75.00

Goddard Law Office-\$120.00

Marsha Williams for postage, printing, violation signs-\$110.99

Mayo Properties Road grading 4 hrs @ \$150 per hr-\$600.00
Carrie Staiano: Treasurer and violation posting miles-\$312.56

Carrie Staiano makes a motion to move \$40,000 into reserve account. Seconded by Debra Kessinger. Motion approved.

COMMITTEE REPORTS:

Architectural: Ray Herrmann provides report
16 actions in total.
1 denial in total

Fish: Jim McNulty provides report. Found a new hatchery. Sweetwater Fishery. Contacting for possible stocking vendor.

Animal control: Plan for improved cattle management for next season. Chad Washburn is working on a plan. Andrew Seidel offered to volunteer to help with landowner FYI communication possibly at annual meeting. Put together a contact list of cattle owners.

Roads/Security: Marsha Williams provides report in absence of David Mickelson: No info on cattle guard progress, No info on Wapiti sidegate, No info on status of uplift of Groetsch parcel. Sign installation update- wind causing the need for 2 poles in some cases. Chris Cawdrey makes statement.

Fire: report by Jim McNulty. Carrie and Tony Staiano drained the fire trailers and are left in the same place over the winter.

NEW BUSINESS: Annual Meeting.

Three terms ending. David Mickelson, Sue Falls and Jim McNulty. Jim has decided not to run again.

Annual meeting agenda review. Marsha Williams makes a motion to approve Annual Meeting agenda and packet. Seconded by Chad Washburn. Motion approved.

The Board convenes as nominating committee per Article VI.9
Nomination for Jim McNulty's expiring board seat to be placed on Annual Meeting Ballot.

Marsha Williams nominates Chris Cawdrey to fill Jim McNulty's vacant position. Chris Cawdrey makes statement. Marsha Williams makes a motion to nominate Chris Cawdrey. Seconded by Sue Falls. Motion Approved.

Guests leave meeting.

The Board convenes in executive session pursuant to C.R.S Section 38-33.3-308(3) and Section 38-33.3-308(4)(a-f) for the purposes of landowner matters the disclosure of which would constitute an unwarranted invasion of individual privacy.

[redacted]

Calendar: Next Meeting – Organizational Board Meeting: April 5, 2023
Annual Meeting: February 25, 2023

Sue Falls makes motion to adjourn. Seconded by Ray Herrmann. Meeting adjourned.