

SAND CREEK PARK LAND OWNERS ASSOCIATION
BOARD OF DIRECTORS
APRIL 3, 2024 ORGANIZATIONAL MEETING

ROLL CALL

PRESENT: Debra Kessinger
Kurt Kniegge
Marsha Williams
David Mickelson
Carrie Staiano
Sue Falls
Ray Herrmann
Chris Cawdrey

ABSENT: Chad Washburn

Quorum established.

Kurt Kniegge calls meeting to order.

Landowner speaking request: Mahaffey 15 minute- not present

Deb Kessinger makes a motion to approve January 3, 2024 meeting minutes.
Seconded by Sue Falls. Minutes approved.

Position nominations for Board positions and committees. Sue Falls makes a motion to keep positions as they stand. Seconded by Marsha Williams. Motion approved.

President's Report:

Kurt Kniegge provides update.

Road grading contract completed – 153 hrs, insurance being sent in prior to work.

Treasurer and Financial Report:

Carrie Staiano provides update.

Total Income: \$55,293.89

Total Expenses: \$63,474.08

Net Income: (8,180.19)

Total Assets: 113,409.12

Checks written since last board meeting:

1/7/24	Alyx Hamilton	Bookkeeping	\$168.75
1/7/24	Marsha Williams	Periodic Report, postage, new owners, zoom subscription, winter 2024 newsletter	\$977.79
1/7/24	Carrie Staiano	Board expenses	\$127.73
1/7/24	State Farm	HOA Policy	\$1,593.00
2/24/24	Sarah Esparza	Meeting Minutes	\$50.00
2/24/24	Carrie Staiano	Board Expenses	\$90.55
2/24/24	Marsha Williams	new owner packets, annual meeting ballots and copies, stamps, 1099 filings	\$567.61
2/24/24	Judy Schauermaann	food and prep for annual meeting	\$625.34
2/24/24	American Legion Post 4	Meeting room rental	\$300.00
3/10/24	State Farm	D&O liability policy	\$734.00
3/10/24	Ray Herrmann	Board expenses	\$34.61
3/10/24	Sarah Esparza	meeting minutes	\$65.00
3/10/24	IRS	Taxes due 2023	\$289.15

Secretary Report and Public Relations: Marsha Williams provides update.

Landowner contact reminder – form provided for use.

Legislative update: HB24-1233 passed House, now in the senate: eliminates posting and allows certified mail re-billing to recipients.

HB24-1158 in committee: HOA foreclosure limits and annual HOA reporting requirements.

Newsletter mailing date: to be determined but will be prior to stocking

Marsha Williams makes a motion to go into executive session. All in favor. Motion approved.

Executive Session: 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 and review of or discussion relating to written or oral communication from legal counsel.

Marsha makes a motion to come out of executive session. All in Favor. Motion approved.

Reconvene in open session.

Kurt Kniegge makes a motion to pursue the highest debtor for collections as a first to see what is involved with our new law firm providing the service. Seconded by Marsha Williams.

Sue Falls votes yes

Deb Kessinger votes yes

Marsha Williams votes yes

Ray Herrmann votes yes

Kurt Kniegge votes yes

Carrie Staiano votes yes

David Mickelson votes no

Chris Cawdrey votes yes.

Motion is approved. Marsha will send the resolution to all board members.

Executive Session: 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 and review of or discussion relating to written or oral communication from legal counsel.

The board reconvenes in open session.

Committee Reports:

Roads: David Mickelson– David’s update on all agenda items is tabled until he calls a roads committee meeting next week.

Chris Cawdrey provides a positive update as to how the dual posts are holding up on the signs which were repaired last year.

Security: David Mickelson – no updates

Animal Control: Chad Washburn not present – no update

Fish: Chris Cawdrey provides update.

Architecture: Chad Washburn not present – no update.

Fish: Chris Cawdrey provides update. Stocking date to be determined.

Old Business: None

New Business: None

Next Board meeting: June 26, 2024 at 7pm

Marsha Williams makes a motion to adjourn. Seconded by Kurt Kniegge.

Meeting adjourned.