

**SAND CREEK PARK LAND OWNERS ASSOCIATION
BOARD OF DIRECTORS
JUNE 26, 2024 MEETING**

ROLL CALL PRESENT:

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

ABSENT:

Quorum established.

Kurt Kniegge calls meeting to order.

Debra Kessinger makes a motion to approve April 3rd meeting minutes.
Seconded by Marsha Williams. Minutes approved.

Reports of Committee/Officers

President and Legal Report:

Kurt Kniegge provides update.

Treasurer Report:

Carrie Staiano provides update.

Oldest delinquent account has paid and is back in good standing.

Total Income: \$50,345.80

Total Expenses: \$4,809.46

Net Income: \$45,247.19

Total Assets: 158,656.31

Checks written since last board meeting:

| | | |
|---------|-------------------|---|
| 4/1/24 | Alyx Hamilton | \$431.25 for bookkeeping |
| 4/16/24 | Sarah Esparza | \$62.50 for meeting minutes |
| 4/16/24 | Marsha Williams | \$766.95 for board expenses/postage/print |
| 4/16/24 | Carrie Staiano | \$194.65 for board expenses |
| 4/30/24 | Beavers Fish Farm | \$2250.00 for fish stocking |
| 5/8/24 | Altitude Law | \$255.00 for legal fees |
| 5/28/24 | Bank wire fee | \$15.00 for incoming wire fee |

A bill was received from Brian Pearson for \$49. He put an ad in the newsletter but hasn't paid for it yet. Ray Herrmann makes a motion to put \$49 towards the cost of the ad. \$1 remains on his account. Deb Kessinger seconds motion. Motion is approved.

Secretary and Public Relations: Marsha Williams provides update on all agenda items.

Marsha makes a motion to increase the transfer fee from \$25 to \$50.

Seconded by Ray Herrmann. Motion approved.

Legislative update:

- 1 HB24-1223 Passed: eliminates posting and allows certified mail billing.
- 2 HB24-1158 Failed: HOA foreclosure limits and annual HOA reporting requirements.
- 3 HB24-1337 Passed: Limits collection processes and amounts for HOAs.
- 4 SB24-134 Passed: More clarification over time.

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.

[redacted]

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

Reconvene in open session.

Roads: David Mickelson provides update on all agenda items.

Cattle guard update: confirmed complete Forest Service Circle and begin Wilderness Ranch (top)

Cattle gates: No update of cattle gate purchase

Sign refurb plans: Marsha Williams to provide verbiage for the signs to David/Kurt

Security: David Mickelson provides update.

Animal Control: Chad Washburn provides update.

Architecture: Chad Washburn provides update.

Fish report by Chris Cowdrey

New Business: None

Next Board meeting: Wednesday October 2, 2024 at 7:00pm

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