**Executive Board Meeting**

February 10, 2016

Location: The Residence of Carolyn Dahlgren – 0034 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren, Antonia Cooper, Gerald Fielding and Krystle Beattie (recording secretary)

Homeowners in Attendance: Carol Nieuwenhuizen

1. Call to order at 6:15pm; a Quorum was present.
2. Approval of December 9th, 2015 meeting minutes – Carolyn Dahlgren motioned to approve the redlined meeting minutes; Peter May second; all were in favor.
3. Board recommended approval of Annual Meeting Minutes – Peter May motioned to approve the meeting minutes as revised by Carolyn Dahlgren; Carolyn Dahlgren second; all were in favor.
	* 1. Assignment: Krystle Beattie to put 2015 annual meeting minutes on website.
4. January 26th ARC meeting (Dick Wells, Peter May, Carolyn Dahlgren): review decisions made and vote on content to be distributed to the membership.
	1. The above HOA members reviewed covenants 12-15 which pertain to the ARC.
		1. Assignment: GR Fielding & Antonia Cooper to review.
	2. The ARC should be completing an inspection of projects to make sure that what was approved is what actually happened.
	3. The suggestion is that an inspection will occur within 60 days after the CO.
		1. Assignment: Carolyn Dahlgren to add to the covenant that inspection and construction cleanup is required; no washing of contractor vehicles within subdivision.
	4. Carolyn Dahlgren read through a list of items that would be exempt from the ARC review:
		1. Replacement with “like” materials
		2. Landscaping – minor changes
		3. Veggie/Flower gardens – as long as they don’t exceed 2,000sq ft
		4. Minimal size structures – proposing 8x10 structures
			1. GR Fielding suggested that this be consistent with what county regulations allow without having to obtain a building permit.
	5. Carolyn Dahlgren read through a list of items that would need to be reviewed by the ARC as covenants are currently drafted:
		1. Perimeter Fencing
			1. Assignment: Carolyn Dahlgren to add language regarding wildlife friendly fencing.
		2. Animal Structures
			1. People with 3+ acres would be allowed 1 more accessory structure than people without 3+ acres – this is still being discussed.
			2. Assignment: Carolyn Dahlgren will discuss with the attorney if the water decree will allow for horses on lots with less than 3 acres.
		3. Additional items to be discussed further as covenant rewrite continues:
			1. Growing hay for grazing
			2. Maximum number of chickens that would be allowed
			3. Wind turbines
			4. Carports
5. Revisions to documents approved at December 9th meeting:
	1. ADU Letter
	2. Lots 40-44 use agreement
	3. Someday Ranch use agreement
	4. Windmill property
	5. Letter to Leavenworth (Lot 39) regarding easement to HOA
		1. Lee Leavenworth has told Carolyn Dahlgren that he will give a true easement to the HOA to access open space from his property.
6. Open Space draft covenant – legal review and timing of distribution
	* 1. Assignment: Carolyn Dahlgren to send open draft covenant to lawyer for review.
7. Signage on Open Space – legal review, estimated cost to make and set signs; referrals for sign maker?
	* 1. Assignment: Carolyn Dahlgren to research the sign code for Garfield and Eagle counties.
8. Hunt Ranch taps – Dick Wells’ meeting with Lee Leavenworth
	1. Kings Row HOA is not currently sending any potable water to Hunt Ranch. The Hunt Ranch taps have not been hooked up.
9. Leavenworth files – Carolyn’s meeting with Jeff Conklin
	1. Carolyn Dahlgren will meet with Jeff Conklin and determine what files they want/need.
10. Krystle now Registered Agent and will manage Secretary of State filings
	1. Krystle Beattie will do filings but will bring any bigger issues to the Board for review.
11. Unpaid Assessment
	1. Misunas
		1. Assignment: Krystle Beattie to send form letter to Misuans for payment – if payment is not received then Krystle Beattie will file a lien.
	2. The Board decided that it was okay for Krystle Beattie to determine when the form letter should be sent and send it to Homeowners without prior permission.
12. Complaints regarding Campbell lights
	* 1. Assignment: Carolyn Dahlgren to call the Campbell’s regarding their lights.
13. Not done:
	1. Scan signed Board Resolutions, up load to website
		1. Assignment: Carolyn Dahlgren to scan and email signed Board Resolutions to Krystle Beattie. Krystle Beattie will then upload them to the website.
	2. Contact with Brad Zanin regarding Hunt Ranch purchase and development
		1. Per Becky Chase it seems too early to contact Brad Zanin
		2. Assignment: Carolyn Dahlgren to contact Becky Chase to see if Becky is willing to be the contact between Brad Zanin and the HOA.
	3. Adam’s review of ARC forms, up load to website
		1. Assignment: Carolyn Dahlgren to call Adam
	4. Carolyn’s discussion with Tom on insurance and open space
		1. Assignment: Carolyn Dahlgren to call Tom
	5. Add language regarding license/use agreements to Open Space draft
		1. Assignment: Carolyn Dahlgren will discuss this with Jeff Conklin
	6. Campbell plans
	7. Issue of non-record owners as Board members; Board Reso and POA
		1. Assignment: Carolyn Dahlgren will discuss this with Jeff Conklin
	8. ARC e-mail address
		1. Per Krystle Beattie this has been completed.
	9. Water court update
		1. Confusion regarding water exchange case – confused on if we’re talking about taking water to or from Green Mountain Reservoir.
		2. Assignment: Carolyn Dahlgren will discuss this with Jeff Conklin

The next meeting will be held on April 27th at 6:00pm at Peter May’s Residence – 703 Kings Row Avenue. There being no further matters to come before the HOA, the meeting adjourned at 8:30pm.