

Wooden Canoe at Water Dance on Lake Dillon Homeowners Association
Special Board of Directors Meeting Minutes
November 29, 2023

Call to Order/Determination of Quorum

The Special Board of Directors meeting of the Wooden Canoe at Water Dance on Lake Dillon Homeowners Association was called to order by Board President Rich James at 3:01 p.m. on November 29, 2023 at the offices of Reed Property Management (RPM) in Dillon, Colorado.

Board members appearing via teleconference were John Broker, Barry Hennegan and Lynda Schroer. Charles Williams and Rich James attended in person.

As all Board members were present there was a quorum.

Mike Reed, Judson Morris and Karen Vanderkooi from Reed Property Management were also present.

Using Design Review Funds

Following discussion, there was a motion, duly seconded and unanimously passed to return the unused portion of owner deposits for design review projects completed in 2022 and 2023.

Upon further discussion, there was a motion, duly seconded and unanimously passed to change the Design Review Committee Guidelines to eliminate an upfront application fee for remodel or exterior modification projects, but to keep the \$3,000 fee for new home construction. As part of this motion, however, the HOA reserves the right to charge back to the owner any expenses incurred for professional services by the Design Review Committee for assistance with the project. Charles agreed to rewrite the guidelines to reflect the intent of this resolution.

2024 Proposed Budget Approval

The Board reviewed the proposed 2024 budget as presented by Treasurer Barry Hennegan. This budget includes a dues increase to \$500/quarter. Following discussion, there was a motion, duly seconded and passed unanimously, to adopt this budget. The budget will be sent to the owners with their annual meeting packet for review and discussion. Barry will prepare a memo to accompany the budget explaining the reason for the dues increase.

Old Business

A homeowner has requested reimbursement for \$260 in expenses related to repairing damage to property within the 10-foot snow storage easement. The bill has been forwarded to the snowplow contractor for payment.

The annual meeting is scheduled for 3pm on December 20, 2023.

There are two Board member terms up for election at the annual meeting.

The Board is to submit agenda items for the annual meeting to Karen.

Adjournment

There being no further business the meeting was adjourned at 4:26 p.m.