

**Wooden Canoe
at Water Dance on Lake Dillon
Homeowners Association
Board of Directors
Meeting Minutes
April 24, 2024**

Call to order/ Determination of Quorum

The Wooden Canoe at Water Dance on Lake Dillon Homeowners Association Board of Directors Meeting was called to order by Manager Mike Reed at the offices of Reed Property Management (RPM), 330 Dillon Ridge Way Suite 1, on April 24, 2024, at 3:02 p.m.

Board members Barry Hennegan, Dawn Larson, John Broker and Charles Williams were present either in person or by teleconference. Design Review Committee members Terri Sommer, Lynda Schroer and Karen Mahakian were also present via teleconference. Mike Reed, Judson Morris and Patrice Novak of Reed Property Management attended as well.

As four of five Board members were present there was a quorum.

Approval of Previous Meeting Minutes

Barry made a motion to modify the meeting minutes of the special meeting of January 19, 2024. The change, under “Review of DRC Funds”, would add language explaining that the decision to not return the fees deposited for design review projects was due to the fact that existing documentation was inadequate to identify all owners who had paid, the amounts paid and to whom they should now be paid. Charles seconded the motion and it passed unanimously. Barry will send the wording for the change to RPM. Upon motion, duly seconded, the minutes of the Special Board meeting of January 19, 2024, were unanimously approved as modified.

DRC Review

Terri Sommer from the Design Review Committee (DRC) discussed the owner projects the Committee has been reviewing.

The Committee continued working with Charles on revising the guidelines and fee structure. They also met with another architect, Kenny Davis, who has agreed to work with them on certain projects.

RPM will send a spring newsletter to the owners to remind them of their obligations to receive DRC approval on projects that modify the exterior appearance of a property.

Approval of 2024 Design Review Guidelines

Charles made a motion, with a second by John, to approve the rewritten Design Review Guidelines. During discussion, there was a suggestion by Barry to add clear language that any fees collected with the application would only be retained to the extent that there were actual

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expenses incurred during the processing of the application. With this additional language, the motion was unanimously approved. The DRC members then left the meeting.

DRC Procedures and Record Keeping

Mike and Charles are working on the procedures for properly identifying DRC application fees as money being held. The accounting will be managed through RPM. Mike will review it all with the CPA.

Financial Review

Mike reviewed the current financial reports with the Board, which are posted on the website. He will check to see if two payments were made for trash in March. Following discussion, it was agreed that the Board would oversee the transfer of money in and out of the Schwab account.

Adoption of Amended Responsible Governance Policies

These policies were modified to conform with new state requirements for HOA's passed in 2022. Upon motion, duly seconded and passed unanimously, these policies were adopted. The Board will sign a resolution.

Due Date for Annual Assessment

Following discussion regarding the best way to collect dues for the annual assessment there was a motion, duly seconded, and unanimously approved, to mandate the collection of the entire annual dues once a year, starting January 1, 2025.

Trash Service

Judson researched the Timberline bills and discovered that they change their prices 2-3 times a year. Judson got a bid from Summit Rolloff for \$800/month, or about \$100 cheaper. The Timberline contract doesn't expire until the end of the year, but at least by that time it is likely Summit Rolloff will be the new trash removal service.

Master Declaration Amendments

Charles explained that the Master Association Board is going to ask owners in the two sub-associations to amend the Master Declarations to allow for each project to collect its own design review fees; and, to eliminate the limitation on the number of years DRC members can serve. Each association will tally its owners for this change.

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Old Business

Signs and Lighting: Charles explained that the Master Association will be doing a special assessment to replace all of the streetlights and the signs on the lights, in addition to all traffic signs. He estimates the cost at \$2,000/unit. The Board will consider taking half of the cost out of reserves when the time comes.

Front Entryway: Mike is still attempting to get bids for rock work at the front entryway, so it matches the new sign rockwork.

Adjournment

Upon motion, duly seconded, and unanimously approved, the meeting adjourned at 4:54 p.m.