

Wooden Canoe at Water Dance on Lake Dillon Homeowners Association Board of Directors Meeting Minutes October 25, 2023

Call to Order/Determination of Quorum

The 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 3:05 p.m. on October 25, 2023 at the offices of Reed Property Management (RPM) in Dillon, Colorado.

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

As a majority of the Board members were present there was a quorum.

Judson Morris and Karen Vanderkoi from Reed Property Management were also present.

Design Review Committee members Dee James, Terri Sommer and Karen Mahakian were also present via teleconference.

Review and Approval of Previous Meeting Minutes

There was a correction to the minutes of the previous Board meeting of July 26, 2023. Lynda Schroer's name is spelled with a "y" not an "l". Lynda was also present in person and not via teleconference. Terri Sommer is spelled with an "l" not a "y". Barry's name ends with "gan" not "gen".

Also, A-Peak asphalt expense was paid out of operating not reserves. With those corrections there was a motion, duly seconded, and passed unanimously to approve those minutes.

Financial Review

Treasurer Barry Hennegan reviewed the financials through September 30th. He noted that as of October 25th there is \$15,590 in the operating account and \$33,000 in Treasury bills in the Treasury Direct account linked to the operating account. Rich read an email that had just come in from the Reed Property Management CPA expressing concern that the Treasury Direct Account is the name of an individual homeowner and not the HOA. Barry pointed out that the account documentation clearly states it is the "Wooden Canoe Treasury Direct" account. This information will be forwarded to the CPA. Reed Property Management was directed to move \$8580 from the reserve account into the operating account before the December Board meeting. This is to pay back the operating account for the amount paid to A-Peak for asphalt repair.

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2024 Budget Review and Ratification

Barry reviewed his first draft of a proposed 2024 budget he prepared for discussion. This proposal included a quarterly dues increase to \$500. Barry reviewed the expense categories and amounts that drove this increase. The dues were last raised in 2018 from \$390 to \$400/quarter.

Following discussion, it was agreed that Barry will have an updated budget for the Board to review at a special meeting on Wednesday, November 29th at 3 p.m.

Design Review

Representatives of the Design Review Committee (DRC) noted that they had submitted a list of projects to the Board which is in the meeting packet. Two fence projects have been denied, and a deck expansion project has been sent to the architect for review because it is outside the building envelope.

The Committee also submitted changes to the guidelines that they would like the Board to approve. These are also in the packet. These changes affect the planting of manicured lawns; and, expanding the definition of retaining walls to include sound walls and privacy fences. Upon motion, duly seconded, the Board unanimously voted to accept the recommended changes.

There was a discussion about a home that had nine cars parked over the weekend. The owner says this was a guest situation and not a short-term rental. RPM will attempt to get a list of homes in the community that have short term rental licenses with the Town.

The DRC has proposed changing the rates for applications for modifications to property. The review fee for a paint/stain or roof color change is \$50 and for all other reviews is \$250. Upon motion, duly seconded, these fee changes were unanimously approved by the Board. RPM will make the changes to the Guidelines.

It was agreed that upon completion of a project the DRC will turn over its digital file to RPM.

Fees and Accounting for Design Review Funds

Charles pointed out that, technically, design review application fees are supposed to be held by the Master Association. This is not being done. He also noted that it is important to keep accurate records on the payment and use of these funds.

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How Design Review Funds Can Be Used

According to the governing documents the application fees collected for design review are to be used to defray costs of hiring consultants to assist the Committee in making a decision on a project. There is \$6200 in the operating account under the line item "Design Review Deposits".

An attorney was consulted to determine if these fees could be used for legal expenses incurred in working on a project. It was agreed that these funds could not be used for legal expenses in DRC matters and that those would be paid out of operating.

The question of what to do now with the \$6200 was referred to the November 29th special meeting on the budget.

Wooden Canoe Appeal Committee

Following discussion, it was agreed that the Board would continue to serve as the Appeal Committee rather than seeking volunteers.

Update of Responsible Governance Policies and Procedures

There were no substantive legislative changes to HOA rules this year. However, the Governor did appoint a task force to review HOA regulations. The Board will monitor any legislative action in 2024.

Repairs and Maintenance

Judson reported the following: the seasonal signs will be placed by the ponds; the water has been turned off but the pond pumps are still on; asphalt work was completed near the dumpster; crack filling is done; there was some maintenance near the dumpster and the culvert.

The Master Association is now in charge of the holiday lights on the big trees in the entry island. They budgeted \$1,000 for this year, but it cost \$700 to have the old lights taken down. As a result, there won't be lights on the trees this year. The Master Association is expected to budget more in 2024 so the lights can be replaced.

Old Business

The Board reviewed the email exchange between the attorneys regarding the pedestrian access issue near lot #36. Charles and John worked to remove the signs and restored the "pathway" to the original look of the drainage easement. They believe this work makes it clear that this area is not a pedestrian path.

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Following discussion, the Board agreed that it had done all it could to address the issue raised by the owner. They also agreed that the owner could use native plants and rocks along the edge of the property as long as the landscaping is approved by the DRC. Charles will prepare a letter to the HOA attorney, for approval by the Board, summarizing these decisions in response to the owner's attorney.

New Business

The annual meeting, with a Board meeting to follow, was scheduled via teleconference for December 20, 2023 at 3 p.m.

Barry will research the options on use of the DRC funds and it will be an agenda item at the November 29th special meeting.

Adjournment

There being no further business the meeting was adjourned at 5:32 p.m.