

September 20, 2024

Attendees: Nathan Nelson, Kristen Nelson, Chuck Hogue, Hal West, Kevin McCarthy

Absent: Bob Gochee(on phone)

Meeting came to order at 5:35 pm at 620 ½ Shadowbrook Dr

- The home at 614 Shadowbrook Drive has been enclosing his back patio with out approaching the board with his plan. The owner is Tony Elkins.
- Kevin is suggesting getting an A Cease and Assist, they have done things without HOA Architectural approval.
- Chuck has been receiving complaints about the building at 614 Shadowbrook Drive and 624 ½ Shadowbrook Dr that put up a louvered awning without HOA approval. Chuck wants to get a hold of an Attorney(Hoskins and Ferina) to talk with them regarding this and emails being sent from a non-sanctioned email account to residents. Bob and or Hal with be a part of this meeting. Board would like to have the Attorney write a letter to be sent out to all homeowners. Also, would like Attorney to look at By Laws, Covenants for any conflicts and to give input on needing Polices and Procedures.
- Nate suggested to resend out the information regarding changing anything on the outside of your house.
- Chuck motioned to contact attorney on next steps and options. Hal seconded and approved unanimously.
- Nate brought up the legality of Policies and Procedures being required by the State of Colorado – there are 9 required by the state. Nate made a motion to approve polices and procedures. Chuck apposes the Polices and Procedures. Kevin, Hal, Kevin and Bob vote to approve.
- Nate rescinded his motion to adopt Polices and Procedures to defer to Attorney input.
- Nate brought up that a few neighbors have complained of clover in their yard. It has been brought up to LiquiGreen. LiquiGreen said it would be a separate application and additional cost. Taken under advisement.
- Wave Accounting software is now charging \$16.00 per month. Board has approved this expense.

Meeting adjourned at 6:35 pm.

Kristen Nelson