ANA BOARD OF DIRECTORS MEETING

FEBRUARY 8, 2023

Present: Bob Baumgartner (President), Ted Miller (Treasurer), Lotta Löfgren (Secretary), Jon Gardner (Vice President), Tom Timbie (Vice President), Rick Beyer (Member), Ryan Miller (RPI Representative)

Bob called the meeting to order at 4:32 p.m.

All members of the Board were present at the meeting, constituting a quorum.

No other residents were present; no questions or requests were put forth.

The minutes were approved.

**Motion**: Ted **Second**: Jon **Approval**: Unanimous

Management report:

* Balance: $577,353.00 Total assets

$475,096.14 Reserves

$102,256.86 Operating

* The pool gate and fence will be repaired next week by Quality Welding.
* There are still $6,000 missing in the restricted account from the sale of 3 houses; they are probably misplaced in another account. They need to be found and placed in the proper account. We still need a smoother system for tracking Rick’s payments on platted, unbuilt lots and their transfer to property owners after sales. Rick pays 20 % of dues on platted, unbuilt lots until they are sold.
* Repair and maintenance of pool and landscaping will start soon. Bob has received the draft of a contract from Kim for the upcoming year; he will send the draft out to the Board.
* Replacement of pool cover, repair of the concrete around the pool edging, leaks in the filtration system are pending. The single-pump system for the pool, kiddie pool, and waterfall is inadequate and needs updating. The wiring to the lights needs to be inspected and repaired.
* The new backflow device needs annual inspection per code requirements.
* Ted pointed out that there is a $22,346.77 deficit notation shown in the Alliance Assoc Bank Operating account listed under Reserves column that needs to be cleared or clarified.  It is unclear why it shows in this manner in the January end of month report.
* Tom requested that the previous month’s expenses and balance be added as a new column to the budget report. Tom will take over from Ted as treasurer in about 6 months; Ted will then focus on infrastructure needs.
* Bob requested a list of accounts receivable every month.

Old Business:

Reserves fund investment: There followed a detailed discussion of plans to buy CDs from Charles Schwab with funds in the reserves to take advantage of the current higher interest rates. We will review the draft policy statement and approve it before creating an account with Schwab. We discussed potential amounts to invest, possibly up to $300,000 for a medium-term investment, and up to 100,000 for a short-term investment in FDIC insured accounts.

Upper Lego drainage: Rick will ask an engineer to create a generic engineering plan for the ARC to guide owners how best to maintain the culverts on their properties. Keeping them clear and functioning is the responsibility of property owners. We need to figure out how to deal with swales that owners have made nonfunctional and to clarify current ARC policies. Ted suggested we examine potential problem areas in the next rainstorm.

Upper Lego speed hump: Jon will pursue potential solutions with the County. The County must approve the design to ensure accessibility by emergency vehicles.

Playground: The holds originally purchased for the climbing wall are not enough; Jon has ordered 30 more.

New Business:

Westminster Canterbury: We discussed issues related to lawyer representation and ways to voice our concerns with the County Supervisor and the Planning Commission regarding Westminster Canterbury’s potential plan to purchase 70 acres below Walnut Lane.

Bob requested authority from the Board to contact a lawyer for an initial meeting to discuss options; the projected cost is $2,000 to $3,000.

**Motion**: Ted **Second**: Jon **Approval**: Unanimous

The Board went into executive session at 6:15 p.m.

**Motion**: Bob **Second**: Ted **Approval**: Unanimous

The Board ended the executive session at 6:47 p.m.

**Motion**: Ted **Second**: Jon **Approval**: Unanimous

Tree removal: If owners want to remove trees on community property, they need to get a professional survey of their own property, contact affected neighbors, and apply to the ARC for approval. The ARC will offer recommendations to the Board, which will give final approval or denial of the request.

**Amended motion**: Bob **Second**: Ted **Approval:** Unanimous

Clubhouse lights: Ted recommended the installation of motion detectors inside the clubhouse to control outside lighting. This will cut down on light pollution.

**Motion**: Ted **Second**: Jon **Approval**: Unanimous

Bob will alert the neighborhood to consider removing Ailanthus trees on their properties; the best way to apply herbicide around the trunks is in the spring.

After some discussion, the consensus of the Board was not to address the issue of making this a gated community or installing surveillance cameras.

Adjourn: 7:03 p.m.

**Motion**: Ted **Second**: Jon **Approval**: Unanimous