WATERS at SILVER TROUT HOMEOWNERS ASSOCIATION

**Waters at Silver Trout Board of Directors Meeting Minutes**

**July 27, 2021 – 4:00 PM (Teleconference only)**

**NOTICE**

As per the Waters at Silver Trout Association governing documents, and Colorado statue, official notice is hereby given that the Waters at Silver Trout Declarant/Board of Directors has called a meeting held at the time. ZOOM only.

AGENDA

**I. Call to Order** – 14:05 PM

**II. Introduction of those present and determination of quorum** – 100 % of the Board of Directors were in attendance;

Tim Applegate – President

Ed King – Treasurer

Marty Frank – Vice President and Secretary

Homeowners Attendees; Vicki McCollough, Ed Meier, Jeff Daily, Julie Ford, Randall and Angela Allen, Alisa Mast, Richard Iriye, Donna King,

Red Mountain Community Management attendees;

Sheila Skaggs – CAM

**III. Approval of previous meeting minutes**

**MOTION: Upon motion made by Tim, duly seconded and unanimously approved, the minutes of April were approved.**

**IV. Financials**

Ed King provided a financial review. Income is down $5,000 due to closings still in process. The Reserves show approx. $109,000 but there is spending forecasted at $25,00 so a balance of approximately $80,000 will be left at fiscal year end. Balance Sheet shows a $33,000 of which there are significant invoices coming for water, landscaping, insurance, etc.

**MOTION: Upon motion made by Tim, duly seconded and unanimously approved, the financials of June are approved**.

**V. Management Update**

1. RMCM found mailbox kiosks in a bronze color that would fit the needs of the homeowners.
2. The memorial garden work needs to start soon so ENPHA is informed that we will take their grant money offer.
3. Mountain Building Solution construction crew will be moving out trailers and junk by end of July or first part of August according to the builder.
4. AMR Lake Policy Updates – The AMR Lake Committee is presently reviewing and updating the Lake Policy #115. Mike McCallough is on the Lake Committee from the WAST side. He said that Brian Bierenbach, President of the AMR Executive Board, wanted some language cleaned up concerning the access points for WAST and AMR. The new President, John Obrien, will be contacting Tim Applegate to discuss this.
5. The WAST insurance is due for renewal in two days. Sheila, RMCM, has contacted Kinser Insurance of Steamboat Springs, CO to obtain a quote which is still an all inclusive “walls in” policy but for less money.

**MOTION: Upon motion made by Ed, duly seconded, the new insurance quote is accepted as presented with Kinser Insurance. RMCM will cancel the policy with Landmark Insurance before the renewal date.**

1. A homeowner’s notice will go out to survey homeowners about a special assessment to fund the mailbox kiosks and burying the above ground irrigation line system. The special assessment will be approximately $1700 for each home. The above ground irrigation lines that exist now will not survive the winter as the sprinkler heads will be snapped off by plowing and the lines themselves need to be underground. The developer was only required by the Town of Silverthorne to install a temporary system for two years. The irrigation along the long part of Fly Line Dr will not be buried but pushed back away from the road and face the opposite direction they are facing now. Doing this project will ensure WAST has irrigation for future needs. The owners in attendance were in favor of this.
2. Tim Applegate explained that he is not partners with the developer on the WAST project.

**VI. Homeowner Forum**

* Kim Weiss **-** The developer should not be able to store more junk on the complex for free.
* Tim Applegate – The TOS approval for Fish Hawk Landing that will be directly across Bald Eagle Drive from WAST is getting final approval tomorrow night at the Town of Silverthorne Planning Meeting.
* All owners need to adhere to guests be loud after quiet hours. Some recent tenants have been loud and a lot of activity on the lake.
* Tim Applegate – The memorial garden needs a nice granite personalized bench. The Board would like to purchase a bench using the ENPHA grant money and an additional $400 from WAST. The Board approved this idea.

New meeting date TBD because it will be an Annual Meeting Prep meeting.

**IV. Adjourn Regular Session of Board of Directors:** 4:08 PM

NOTE: The Board convened into Executive Session to discuss AR accounts.