

Diamond Summit HOA Leisure Woods II

Quarterly Board Meeting

01/09/2021 Conference Call

ATTENDEES

Tracey Windom, President

Jeff Charvat, Treasurer

Linda Cameron, Secretary

Rion Groves, Advisory Committee

Open Meeting and Welcome 9:04 am

Secretary Report

Linda Cameron

1. Reviewed previous minutes and the website is up to date.
2. There has been a fair amount of property turnover over the last quarter, with several inquiries from realtors as well as potential buyers. We continue to update member directory, and solicit emails so eventually, contact can be digital and more timely.
3. Jeff has been instrumental in upgrading our MailChimp account to allow more board members access as administrators.
4. We now have a link on our website that members can access and sign up on MailChimp independently. This will allow them to be included in all HOA activities and provide relevant feedback to be more involved in the process.
5. Tracey will update the welcome letter to new members, this will include information on how to access link on website to sign up on MailChimp.

Treasury Report Fiscal Q2 2020-2021

Jeff Charvat

1. We remain fiscally sound \$147,632 combined First Interstate Bank Accounts-checking \$15,074 Money Market(reserve) account \$132,556 as of

12/31/20. This is down \$46,838 from last quarter. The decrease is primarily due to the roadside improvements expense which hit Q2 opposed to Q1 as reported last time. These balances are sufficient to cover planned as well as unforeseen expenditures for the fiscal year.

2. There were no unexpected expenses last quarter.
3. The only noteworthy expected expense next quarter will be snow removal. Our 2nd and probably 3rd of 3 payments each for \$11,267.
4. Aging Summary: Receivables decreased during the quarter from \$7,831 to \$4,478.

Old Business

Tracey Windom

1. Short Term Rental Survey And Recommendations: The Short Term Rental Committee has come to these conclusions and have satisfied their commitment. This will be broken down into three parts. A) **Questionnaire to Attorney:** This consisted of 12 key questions submitted from our short term advisory board. In essence, this was to determine what restrictions, if any, could be made within our HOA. Such as restricting the percentage of homes that can be short term rentals, restricting duration of rental days, etc. The takeaway was that without 75% of HOA members agreeing to these restrictions, no restrictions can or should be implemented. B) **Results from Survey:** A survey was mailed/emailed to members asking for their input on this topic. We did not receive an overwhelming response, in fact, only 4 of respondents were using their home as a short term rental, and few had future plans to do so as well. With such a low number, it seems imprudent to take steps toward a declaration amendment. However, when asked if HOA should play a more active role in enforcement of CC&R's the majority felt that they should. C) **Recommendations and Moving Forward:** In light of respondents wanting HOA to play a more active role in enforcement, there is consideration for obtaining a property management entity to act on our behest. This potentially could result in dues increasing, or using reserves in a different matter, but it would provide a centralized management team that is qualified to enforce our rules and policies on all members, not just that of short term rentals. This would require the board to compile a comprehensive rules enforcement resolution to protect the HOA and its members from potential claims and conflicts in the future. This will provide the consistent mechanism for enforcement, fines, appeals, etc.

We will need to reach out to our attorney on how to navigate moving forward. The board decided unanimously to look into this as a viable option. In the short term, a Quick Reference has been created and is available on our website. This is a condensed version of important items within our CC&R's, for members that are participating in short term rentals to be able to print and have in a conspicuous area for renters to view and comply with. One important item to point out is that all who are using their homes for short term rentals should provide an emergency contact to help our HOA and members address any concerns/problems as they arise.

2. Water System: No issues for last quarter reported. Delta Operations has been successfully monitoring and maintaining the water system. Tracey has filed year end water usage and static level reading report required with the state to maintain water rights.
3. Snow Plowing/Removal: Overall pleased with snow contractors. A reminder to all members, there should be no vehicles or trailers parked in the roadway or cul de sac to impede snow plow/removal.
4. ARC Status/Issues: There is one open ARC currently. There are no issues reported at this time.
5. Road Maintenance: Road maintenance will be addressed as the weather permits.
6. Other HOA Activities: None at this time.

New Business

1. Member Changes: There have been several member changes as properties have sold. New members are encouraged to add their email to MailChimp to stay informed with HOA happenings, and provide pertinent feedback.

Next Meeting Aril, 10, 2021 9 am

Conference Call

Adjourn 9:48 am