

STARGATE HOA EXECUTIVE BOARD MEETING

Tuesday, October 10, 2019 – 11:00 am
Leadership Circle Offices at 1521 Oxbow Drive #210

Call to Order

The meeting was called to order with a motion by Pete Neumann and second by Marsha Parker at 11:19 am.

Determination of Quorum

Pete Neumann, Dakota Cole and Marsha Parker were present. With three out of three Board members present a quorum was determined. Sylvia Pennings was present representing Mountain Mansion Management. Kat Pollock, homeowner and architectural advisory committee member, was also present.

Approval of July 23, 2019 Meeting Minutes

The meeting minutes were disturbed prior to the meeting. Pete Neumann made a motion to approve the July 23, 2019 meeting minutes as presented and Dakota Cole seconded the motion. The motion passed unanimously.

Financials Through October 7, 2019

The financials were distributed prior to the meeting. Office Supplies were over budget due to additional mailings done this year, for example, getting the new Architectural Guidelines to all owners. Tax Prep was over budget since a new CPA was hired to prepare the tax return. Adding the website was an unbudgeted line item that the Board approved. All homeowners have paid their dues for 2019. All vacant lot owners who were back charged for prairie dog mitigation have paid, except one who still owes a partial balance. Pete Neumann made a motion to accept the financials and Marsha Parker seconded the motion. The motion passed unanimously.

Review Status of All Submitted AAC Plans

The Architectural Advisory Committee will meet immediately following the Board meeting.

Old Business

Guidelines – Revisions

- **Exterior Finishes**

It will be added to the Guidelines as an "Exterior Finishes" section that vinyl siding is not permitted, stucco is preferred, and any other exterior finishes shall be reviewed for approval by the ACC.

- **Flag Policy**

A separate policy will be created for a Flag Policy and it will be separate from the Architectural Guidelines. A sample Flag Policy will be provided for review at the next Board meeting.

- **Satellite Dishes / Solar Panels**

In the Exterior Mechanical Equipment section of the Architectural Guidelines, a paragraph will be added stating that plans for Satellite Dishes and/or Solar Panels must be submitted for approval.

Mountain Mansion Management will incorporate the changes discussed to the Architectural Guidelines and send to the Board, to be approved at the next Board meeting.

ACC Members (CC&Rs state 3 members)

The CC&Rs state that the Architectural Control (Advisory) Committee should be comprised of three members. Kat Pollock, Marsha Parker, and Dakota Cole will remain voting members of the committee and Pete Neumann will remain as a non-voting member of the committee.

Retention Pond

The overflow in the pond has been cleared out and the rocks have been concreted in so that they do not fall to the bottom again, causing blockage.

New Business

Welcoming Committee

The Board appointed Jeff Pollock as the Welcoming Committee. He will personally meet new owners and advise them of the Governing Documents and welcome them to the community.

Reserve Account

It was agreed that a Reserve Account should be opened for future capital repairs that may need to be done. Having a Reserve Account helps to ensure funds are available when capital repairs need to be completed, rather than having to do a Special Assessment of all the homeowners. Dakota Cole made a motion to move all the money in the operating account on December 31, 2019, less \$500 for a contingency, to a Reserve Account. Marsha Parker seconded the motion and is passed unanimously.

Proposed 2020 Budget

Sylvia Pennings presented a proposed budget for 2020 which included an increase in dues from \$100 per lot to \$130 per lot. The Board would like to see these funds used to better maintain the common areas of the association and improve the overall appearance of the community. Pete Neumann made a motion to adopt the proposed 2020 Budget as presented and Dakota Cole seconded the motion. The motion passed unanimously.

Schedule Annual Meeting

The Annual Meeting will be held on Monday, November 18, 2019 at 6:00 pm. The meeting will be at the Montrose Public Library. If the Library is not available, the meeting will be held at the Cimarron Creek Sales Office.

"Covenant Controlled" Sign

The Board discussed added to the current Stargate entrance sign, verbiage about it being a covenant controlled community. Sylvia Pennings will get a quote from In Design to add wording to the current sign, or, if not possible, installing a separate sign.

Clean-up Around the Entrance Sign

Sylvia Pennings will get a quote from Amy Sauer of Gardens by Amy to clean up the area around the entrance.

Next meeting date

The next Executive Board meeting will be held on Monday, November 18, 2019 immediately following the Annual meeting.

Adjournment

There being no further business, Pete Neumann motioned to adjourn the meeting and Dakota Cole seconded. The meeting adjourned at 12:23 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management.