

DRAFT – TO BE APPROVED AT THE NEXT EXECUTIVE BOARD MEETING

**STARGATE HOA
EXECUTIVE BOARD MEETING**

March 12, 2020 11:00 AM
1521 Oxbow Drive #210, Montrose, CO 81401
(Leadership Circle Offices)

Call to Order

The meeting was called to order with a motion by Dakota Cole and second by Marsha Parker at 11:08 am. The motion passed unanimously.

Determination of Quorum

Board members present were Dakota Cole and Marsha Parker. With two out of three Board members present a quorum was determined. Sylvia Pennings and Tracey Wolter were present representing Mountain Mansion Management (“MMM”). Paul Forbes, homeowner, was also present.

Approval of November 18, 2019 Board Meeting Minutes

The meeting minutes were distributed prior to the meeting. A correction to the starting time of the meeting was made. Dakota Cole made a motion to approve the November 18, 2019 meeting minutes as corrected and Marsha Parker seconded the motion. The motion passed unanimously.

The minutes from the Annual Meeting held on November 18, 2020 were also distributed prior to the meeting. Dakota Cole made a motion to approve these minutes for distribution to the membership with formal approval to occur at the next annual meeting. Marsha Parker seconded and there was no further discussion. The motion passed unanimously.

Financials through March 5, 2020

The financials were distributed prior to the meeting. All line items on the Profit & Loss statement were in line with the Budget. Paul Forbes queried about the need for a reserve account. Ms. Pennings noted that the Board decided at the last meeting to establish a new savings account at Timberline Bank and to initially fund the account with the 2019 net income. Marsha Parker made a motion to accept the financials and Dakota Cole seconded the motion. The motion passed unanimously.

Review Status of Submitted AAC Plans

Submittals that were approved since the last meeting were discussed as needed. Pending submittals were discussed briefly and follow up was assigned to the ACC Committee and MMM as needed.

Manager’s Report

Sylvia Pennings announced that she has decided to sell Mountain Mansion Management to her employees, Tracey Wolter and Neomi Taylor, both of whom have worked for her for a number of years. Ms. Pennings thanked the Board and the HOA for the opportunity to work with them and expressed her confidence in Ms. Wolter’s abilities to provide management services going forward. The members present thanked Ms. Pennings and welcomed Ms. Wolter.

Old Business

Architectural Guidelines

Per discussion at the November meeting, a copy was sent to Mike Bussing of Cypress Homes to provide his input. To date there has been no response from Mr. Bussing. Ms. Pennings suggested that this get carried over to the next Board meeting and possibly to the annual meeting.

Policy 10 - Flag Policy

MMM was asked to send out information regarding the proposed flag policy to the Board members for review at the next meeting.

Covenant Controlled Sign

There is a new quote for the sign which Ms. Wolter will forward to the Board for consideration at the next meeting.

New Business

Bank Signors

A motion was made by Marsha Parker to remove Sylvia Pennings from the Timberline Bank signature card and to have Marsha Parker, Pete Neumann and Tracey Wolter as signors. Dakota Cole seconded the motion which passed unanimously.

Declarant Control

Stargate Land Company, LLC, Declarant, owns eleven lots which is 26% of the total lots in the subdivision. Board members asked Ms. Wolter to contact Pete Neumann to see if the Declarant would consider vacating their seat on the Board at this time in anticipation of one more lot selling soon. If agreeable to this, the bank signature card should not include Mr. Neumann.

Dog Waste/Install Dog Stations

All present discussed the advantage to having one or more dog waste stations located in the neighborhood. Paul Forbes described the costs he has found for them online and also that he still provides monthly servicing of the stations at the Crossroads Park HOA for \$50.00 per month. He offered to service stations in Stargate for the same amount. Ms. Wolter will provide an installation cost to the Board for the next meeting.

Short Term Rentals

All present discussed the pros and cons of allowing or restricting short term rentals in the neighborhood. Ms. Pennings and Mr. Forbes discussed the process undertaken by the Crossroads Park HOA in regard to putting restrictions in place. Ms. Pennings noted that this may only be done by an amendment to the Declaration. Ms. Wolter offered to share with the Board the survey questions used by another Montrose HOA to get feedback from the homeowners. The Board will then decide whether or not to survey the members using a free online survey application.

Neighborhood Clean Up Day

Mr. Cole will forward a flyer to MMM for email distribution to all owners.

ACC Committee

Board members noted that Kat Pollock has not been able to participate in the committee process lately. They will contact her to see if she should step down from the committee. If so, they would like to find another homeowner to participate.

Next meeting date

The next Executive Board meeting will be held at 11:00 am on July 23, 2020 at 1113 East Main Street in Montrose.

Adjournment

There being no further business, Dakota Cole adjourned the meeting at 1:00 pm.

Respectfully Submitted by Tracey Wolter, Mountain Mansion Management.