

**STARGATE SUBDIVISION**  
**A COLORADO NONPROFIT CORPORATION**  
**MEETING MINUTES FOR BOARD OF DIRECTORS MEETING**

**Monday April 5th, 2021**  
**11:15am, via Teleconference.**

Order of Business:

- (a) Roll call; Meeting was called to order at 11:19am. Board members Dakota Cole, Marsha Parker, and Paul Forbes all were in attendance. Non board members in attendance: Aleja 1721 Moonlight Dr., Merlinda Limas 1723 Galaxy Dr., and Barrett Miller with Coldwell Banker. Diego Mendez 1714 Moonlight Dr joined the meeting later after it started.
- (b) Determination of quorum; Quorum was met with 3/3 board members in attendance.
- (c) Discussion and approval of minutes of prior BOD Minutes, 02-11-21; Meeting minutes from the board meeting held 02.11.21 were reviewed, no updates or changes were required. Motion to pass meeting minutes as presented made by Dakota Cole, seconded by Paul Forbes, all in attendance were in favor, motion passes.
- (d) New Business:
  - 1. Spring Clean Up; Dakota did not get much if any response to the call for the spring cleanup. It was decided to table this item until the next board meeting and schedule it for the fall once most the new construction should be finished.
- (e) Old Business;
  - 1. Review Attorney's letter on recommended changes to the Governing Documents. The board has requested that Barrett contact Legal Council and move forward on the recommended changes as pointed out as it relates to collections and installment payment plans.
  - 2. Review Policy 10, flag policy. Dakota and Paul presented their changes to the policy, these were mainly to be line with the wording and requirements in CCIOA. Motion to accept the policy as presented with changes made by Dakota, seconded by Marsha, all in attendance were favor, motion passes.
  - 3. Accounts Receivables- BOD wants Barrett to send letters to all owners that have not yet paid anything to date for payment plan.
- (f) New Business;
  - 1. Set Next BOD meeting date; Next BOD meeting was set for August 19<sup>th</sup>, 2021 11am.

2. Request for variance, color deviation on vinyl fencing. The request was for tan rather than a white vinyl fencing. After discussion, a vote was taken, the board ultimately agreed to decline the request for variance.
  3. Owner Diego Mendez shared his concerns with the ACC request process. He pointed out that in his opinion the CCR's do not clearly state that the fencing should also be submitted to the ACC and have approval prior to any work being done. Discussion was held on this point, it does state in the CCR's what improvements are defined as and that any improvements are covered in the CCR's and are required to be submitted prior to any work. The board interpreted that the CCR's would require this, it was requested that this also be presented to the attorney for review as well. Diego also asked for clarification on the ACC request process as to the level of detail required for plans related to trees and shrubs. The board asked for a listing of plants/shrubs to be used.
  4. There is an on-going parking issue at 1710 Moonlight, the board instructed Barrett to send along a letter to the owner.
  5. Paul brought up the issue of Trash cans not being stored in the garage or behind their fence. The board will work with Barrett to create and send out reminders to all owners.
  6. Paul also raised the issue/concern about the legal obligations of the retention pond and if the HOA had any exposed liability with it. Currently, there are no signs or deterrents to keep people out. The board will ask Barrett to ask legal council about pricing to evaluate the issue.
  7. It was voted on and approved by the HOA to continue to front the costs for the new owner packets. Coldwell will make to sure to code the reimbursements with good notes.
  8. Paul will continue to contact the City about traffic issues with the opening of the new neighborhood adjacent to the HOA.
- (g) Adjournment of Meeting; Motion to adjourn made by Dakota Cole, seconded by Paul Forbes, all were in favor, motion passes. Meeting was officially adjourned at 12:52pm.