

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

Thursday August 26, 2021
11:00am, via Teleconference.

Order of Business:

- (a) Roll call; Meeting was called to order at 11:07am. Board members present; Marsha Parker, Dakota Cole, and Paul Forbes (Joined at 11:13am); non board members in attendance: Barrett Miller with Coldwell Banker, Maurine and Claude Cook, Christine Dyer, Diego Mendez, and Michael Leyba.
- (b) Determination of quorum; 3 of 3 board members present, quorum is established.
- (c) Discussion and approval of minutes of prior BOD Minutes, 04-05-21; Dakota made a motion to adopt meeting minutes as presented, Marsha seconded, all in favor were in favor, motion passes.
- (d) Frank Roman 1820 Galaxy Dr- Compensation for watering the Roses; Dakota shared that Frank has been taking care of the roses and sign area shrubbery, with his own water. It was suggested to compensate him \$50.00 for the year for doing this and moving forward to be applied annually to his dues. Motion made by Dakota, seconded by Marsha, all in favor were in attendance, motion passes.
- (e) ACC Guidelines Review and Approve; <https://docs.google.com/document/d/1VNEvw7H-0WZ42jD1UiXf3JUfw12HOdtWIECQn9bEX6k/edit?pli=1>
Discussion was held on the points that were modified. No vote was taken on this at this meeting, only discussion. A survey was sent out to all owners. Dakota shared the thoughts and feedback from that survey. Owners wanted lawn and xeriscape front yard options. Section 11d and 14 were the only sections modified. You can find the wording in the link listed above. Again, this has not been adopted at this point in time. There was a side discussion about the new state law as it relates to flags. The board will update the flag policy to meet the new law.
- (f) Sandoval Lots 43 & 44; There was discussion as to what the board wanted to do with these lots. Both homes have been constructed without ACC approval. Fines have been applied to the accounts. They submitted ACC plans that were ultimately rejected by the ACC. The board has struggled to get a desirable outcome in this situation. They are considering increasing the amount of the fines to a daily fine for noncompliance. Barrett will send over other examples from other HOA's to see what they can change and implement. Letters will be sent out to owner Mike Bussing for the construction that has started on Lot 3. The board will revisit the submitted plans and update Barrett on what they plan to do on the two Sandoval lots.

- (g) 2022 Budget; https://docs.google.com/spreadsheets/d/1HZU2Yh0jEIouGineKS_hrptcf_vXqJfCOgXwGS-Ywng/edit?usp=sharing

Dakota went over the proposed 2022 budget numbers to date as he has prepared. Coldwell fees are still going to be evaluated.

1. Dog Station Survey- Paul has price quotes for the HOA for these. Estimated costs will be added to the line item in the proposed 2022 budget.
 2. Large Expense common area improvements- Discussion also took place about the HOA's long term desires for the use of these spaces. Such as pergolas, benches, and gazebos.
 3. Front Sign Area- Item was tabled.
 4. Galaxy Park- Item was tabled.
 5. Moonlight Square (Bench Request, \$200 Donation)- There has been a request from a homeowner to add a bench with a donation of \$200.00. The board was supportive of this and will look into adding this.
 6. Forceful installation of landscaping- discussed in ACC conversation.
- (h) Old Business; Paul called the city and requested with them installation of speed limit signs for the Bear Creek Side of the neighborhood. This is still pending at this point in time.
- (i) New Business;
1. Set Next BOD meeting date; Next meeting will be the annual meeting. Date for this has been set for November 4th, 2021, at 6:00pm.
 2. CCR updates. The HOA has interest in updating the CCR's to meet current state laws and requirements. They will review and let Barrett know what changes they would like to see. He will in turn, will get these over to legal to review and update. The goal would be to have these changes ready by the annual meeting to present and discuss. The voting would then occur after the annual meeting via mail.
 3. AAC Submittal- There was discussion on a recent ACC submittal. The HOA board agreed on a compromise and will send the proposed information over to the owner for their review.
- (j) Adjournment of Meeting; Motion to adjourn made by Dakota, seconded by Paul, all in attendance were in favor, motion passes. Meeting adjourned at 1:07pm.