

Board Meeting Minutes
November 10th, 2021, 6pm
In person and virtually by Dial Pad Conference Call

Board Members in attendance: Liz Jordan, Mary Haskell, Andrew Sandstrom, Scott Thomes, David Neben (via Dial Pad)

Staff in Attendance: Dom Eymere, Tee Pleak

Public in Attendance: Randy Sackett, from SGM Engineering

Call to Order - Andrew called the meeting to order at 6:03 pm.

Public Comment

Andrew stated public comments will be made after board discussion on agenda item pertaining to comment. Public comments related to items not on the agenda invited to be raised now.

No public comment

Consent Agenda Items

- Approval of the October 6th, 2021, Board Meeting Minutes
- Monthly Financial Report
- Association Managers Report
- Correspondences
 - Request for Proposals
 - Mailbox Update

Andrew made a motion to amend the agenda to include approval of the October 27, 2021 Special Meeting Minutes. Mary seconded and the motion carried.

Andrew made a motion to add an Executive Session at end of tonight's meeting. Mary seconded and motion carried.

Andrew entertained a motion to approve October 6, 2021 and October 27, 2021 Board minutes. Mary made a motion Scott seconded and motion carried.

Andrew made a motion to approve Consent Agenda. Liz seconded and the motion carried.

Transportation Study Update – SCJ Alliance – Discussion

Randy Sackett and Ryan Shea (via Conference call) from SGM Engineering presented. They are here to share the implications of traffic and parking when the CB South business district and neighborhood are fully built out. They estimated future traffic based on what traffic patterns are now. Both a.m. peak hour and p.m. peak hour were assessed. The p.m. peak hour shows greater concern. It is estimated that there will be 710 additional p.m. trips coming and going from CB South once it is fully built out. The internal intersections should be able to handle this additional traffic, but the intersection at highway 135 shows significant concern. It is estimated there will be an average delay 200 seconds (3-4 minutes) to turn onto the highway at the p.m. rush hour. A round-about or traffic signal will be needed at this intersection. Either would work well.

Andrew asked when counts were taken. The study was conducted mid-week in early August. A member of the public asked if the highlands and other neighborhoods above CB South taken into consideration. No, this study was based on CB South, further confirming the problem will present itself further.

Scott asked if there was timeline for projected buildout. There is not a timeline. The numbers used are generalized. Full build out traffic volume was based on today's volume.

Mary asked about high pedestrian areas, including Teocalli and Elcho. These streets have a grade of "C". This grade is based on the traffic, not pedestrians. Ryan expressed the need for additional crosswalks and bike paths.

David asked if a previous study done by Triple Point Consulting was incorporated into this study data. Yes, that study was reviewed.

Andrew commented that the parking estimation is similar in both studies and the current CAMP guideline show there will not be enough parking in the commercial district.

Scott and Andrew agree the both studies show that an action is warranted to move forward to bring studies to the county.

Andrew asked how to present this study to county or CDOT or to public works?

Dom did share these study findings with the Sheriff last week.

Another action item is to improve on crosswalks on Teocalli and Elcho.

Dom shared that a gravel path on Elcho was created last summer.

Areas with a "C" rating can be approved on with signage and crosswalks, but the highway intersection, which received a "D" rating will need more.

Strategic Plan Review 2016-2021 – Discussion

Andrew opened the discussion by noting some action items have been completed, some are incomplete, and some have not been done.

Dom started the discussion with the need to add cell service.

David wants to see this. It would cost \$150,000. Scott said the cost of the project is too high, but if we wait it out, the provider may eventually cover cost as CB south is built out.

Scott presented that we will actively have to go after funds, a suggestion is to have someone write grants and that the grant writer's salary is based on how much they can bring in.

David said the cost could be financed over many years at a low interest rate.

A member of the public commented, wondering if a cell tower will benefit everybody in CB South? He stated some places might be hidden from the tower, and still have poor service.

In the interest of time, Andrew suggested an action item for Dom to mark up old Strategic Plan with notes and the board can prioritize what items to move forward with.

Dom invited the board to bring their own strategic plan items, as this is a board strategic plan, not just a management plan.

A future work session was suggested to go through Strategic Plan. Dom will give marked and noted document to board by Thanksgiving.

Consideration of the 2022 Proposed Budget – Approval

Dom began by saying budget increase is due to staffing, consulting, and increased dues. David asked about increase of mailbox price. The raise in mailbox rent not significant. Scott brought up that we really

need to increase our grant funding. Andrew agrees that there is a lot of government funds that we should apply for. Liz asked about grant writers and consultants. Andrew suggested an action item to look into reaching out to collaborate with Lauren at the County. Mary wants to discuss staffing before approving the budget. This will be discussed in executive session after board meeting tonight.

Approval will be sought after executive session tonight.

David wants to see all the increases in services listed so the community understands why the dues are increasing; including mailboxes, cell tower, staff increase. It should mention that the 6.5% is only \$25.50 per house. The land percent increase is higher. David said if we explain it to the community, this will be good. Scott brought up that we should include in a letter to public that even with this year's 6.5% dues increase, the ten year average of dues increase is \$10.85.

Mary asked why there is a difference in the Capital Reserves. Andrew explained there were some expenses that were not budgeted, including new soccer goals and traffic signs. They will look at this at next meeting.

No public comments

Covenant Amendment Review - Discussion

Dom opened the discussion by noting that the real work begins now. We will amend the Short Term Rental agreement to go into effect by 2022. We are in a grace period that we are in now, as the new covenants need to be approved by the county.

Dom noted the E-vote went smoothly. Social media reminders were great. The board was pleased with the 86% vote turn out. Mary wants timeline for how policy will change. The Short Term Rental will happen first, and board will have work session to roll out policy changes quickly.

Public comment-

A member of the public expressed concerns over administration, management, integrity, transparency. He pointed out the new covenants states the clusters be charged at 1.5% if clustered after 2021. This is worded differently someplace else in the new covenants. The board will seek legal council on how to proceed to fix this.

He expresses concern that the increase on dues assessment and not eliminating a cap was not called out as a separate vote point. Dom confirmed there was a previous board discussion to this specific item. Mary explained that when the process of proposing to amend convenance began, two and a half years ago, the proposed cap elimination was included to accommodate for any unseen emergency such as the office burning down.

Compliance was questioned. A third party was hired to tabulate the votes.

Asking for minutes for two Covenants Amendment Steering Committee (CASC) meetings. Dom will look into this.

He received a flawed ballot. His ballot said he had 2 votes and should have had 3 votes.

Brought up the idea that they should have received three separate ballots so they could vote differently on each ballot.

A member of the public doubts transparency. Thinks there will be lots of neighbors publicly policing and pitting against each other.

A member if the public commented virtually- She has concerns that the independent Election Manager only handled paper votes. There is question as to who was handling the online votes. The online votes were being handled by ivote.com and communicated with Sue Wallace. CCIOA laws states that all votes should be handled by one independent Election Manager. She made a request to inspect the ballot records.

No other public comments

Confirm December 8th, 2021, Board Meeting Date

All board members agree on this date.

Budget discussion will happen prior to board meeting at 5:30.

Identify December 8th, 2021 Board Meeting Agenda Items

Special area regulations and review – the county needs to acknowledge this

Park master plan approval

Notice of Special Meeting

Short Term Rental policy review -

Opportunity for affordable housing and 3rd story in commercial area.. Develop Board Stance

Andrew entertained a motion to move into executive session to discuss staffing. Mary made the motion, Liz seconded. All in favor, Motion carried.

Meeting moved into executive session at 8:18 pm.

Liz made a motion to move out of executive session, Mary seconded, motion unanimously carried.

The regular Board Meeting resumed.

Andrew entertained a motion to approve the 2022 budget. Scott first, Mary seconded and the motion carried unanimously.

Liz made a motion to go back into Executive Session. Mary seconded the motion, motion carried.

Meeting moved into executive session concerning matters legal and staff .

Meeting Adjourn at 8:25pm