

Board Members present at meeting were Tom Trader - Interim President, Liela Haynes - Treasurer, Laura Woeste - Secretary, Adam Kuyt, and Scott Gillies. Roz Weller was present as a representative from the Covenant Committee. Zoe Midler was present as Neighborhood Attendee.

Zoe Midler did not have any specific concerns but attended to listen in. Roz Weller asked whether we have enough money budgeted to move forward with our next steps with Altitude which is the organization that is handling the legal as we develop our new covenants for the neighborhood. It was confirmed that we do have enough money budgeted to continue to move forward.

Adam Kuyt went to a seminar recently given by Altitude. One of the big topics was homeowners offering their homes for short term rentals. As discussed, it is very difficult for HOA's to review all of the rental agreements that this could entail. The key to this topic is consistency. We may want to follow the City of Longmont laws on this subject. This is something to address in our revised covenants. There are a few homes in our neighborhood that are owned by corporations so this may become a subject for us in the future.

The budget was discussed and pretty straight forward. One subject discussed was the sign that had been damaged due to a motor vehicle accident. We have collected all the money from the at-fault driver's insurance. The painting of the signs can now be attended to. The budget for the signs will be at \$2,000 and in addition, Tom will check on the repair of the copper top of the stone wall. Another idea presented to the Board after the meeting was to switch the copper top from the sign at Sunset in exchange for damaged one at Plateau. The one at Sunset is not as noticeable.

The utilities and insurance items on the budget were reviewed and look to be appropriate.

Regarding the Internet/Website budget - we are continuing GoDaddy. Last year we paid them to update the website and now we can modify it much easier. Normal fee is approximately 250-300/yr. There is an additional \$350 charge to forward messages correctly. It was decided since the most work was done last year, the budget could be lowered this year.

Legal was reviewed again as mentioned at the beginning of the meeting. The legal amount budgeted should be sufficient at the \$7,900.

Another item of business was HOA Dues. Only 13 households have not paid their dues from 2025. All dues must be paid with check now as the online system is not running at this time.

The next item discussed was whether we will get a dumpster or 2 for community useage this year. Scott will be getting quotes on the cost for this.

It was decided to change the YOM(Yard of the Month)/Party line on the budget to Community Benefit/BoardMember Education. We have not had a YOM prize for some time and this may not

be the year to reinstate that based on our watering situation. However, it has come to our attention that Board members should be attending various HOA education/information classes which at times can cost some money. The Board members will attend some classes in the future and then report to the whole Board the details.

2025 Taxes were \$220 and we will raise the budget for 2026 to \$300.

The annual homeowners meeting was discussed and we are expecting to plan that for September. We need to get submitted information back from Altitude before we can have the meeting and this should be good timing after summer vacations etc. Dues will be left at \$100/yr. as we do not see the need to increase the dues at this time. It is important for all Homeowners to know and be familiar that the covenants are being revised and it is very important that everyone be aware that this will be discussed at the annual meeting. Hopefully this will bring more Homeowners to the meeting. It will be mandatory to keep documentation that Board Members sign every year that they have read and understand the covenants/documents.

Tom did summarize that he and Scott Midler who handles our website have discusses reorganizing parts of the website to group things better so that it is more user friendly for the Homeowners.

No other topics were requested to discuss and meeting was adjourned.