

Call to order	Meeting called to order at 10:00		
Roll call – by sign in sheet	Members Present:	Members Excused:	Guests:
	Jim Nichols Pam Nichols Ron Mackelburger Mark Miller Cindy Hertz Ed Wells John VanVleet Tonia Giardino John Gray Steve Giardino Linda Wells		Howard & Teresa Steve from Real Manage for first part of meeting.
Minutes approval	07-17-2021 Motion by John V , 2 nd Pam N		
REPORTS OF OFFICERS			
Secretary	Nothing to report		
Treasurer	Accounting/Financials: RM operating fund \$147140.00 RM Replacement fund \$15561.00 Chase Operating fund \$20994.00 Chase Money Market \$12144.00 Aim \$27348.00		
Vice President	Nothing to report		
President	Nothing to report		

<p>Administration Jim Nichols Cindy Hertz Ron Mackelburger Tonia Giardino</p>	<p>Committee Update- New committee members selected: Activities: Jim N, Pam N, John V Building & Grounds: Howard and Ed W External Affairs: Mark M, John G, Howard Well Report: Mark M Lot Improvement: Ron M, Steve G, Jim N</p> <p>Accounting/Financials- Financials through 8-2021 are on the board portal.</p> <p>Real/Manage Update- Nothing to report.</p> <p>Lots for Sale- Board members unanimously voted (motioned by Ed W, 2nd by Mark M) to have "Pine Cone Properties" list the HOA owned house at 2015 Arapaho Trail on the market for \$200,000.</p> <p>Review board calendar- Web site will be updated with new board members & officers.</p> <p>Misc- None</p>
<p>Buildings & Grounds Jim Nichols & Howard</p>	<p>Caretaker Update:</p> <p>Pond Condition: Fishing is good and weeds are under control. Howard has winterized all the equipment.</p> <p>Project Tracker update: Septic tank has been pumped out.</p>
<p>Well Report Joe Murphy & Mark M</p>	<p>Joe M has completed.</p>
<p>Billing Enforcement and Covenant Violations</p>	<p>WLPP Status Report- 8-2021 emailed to the board.</p> <p>2020/2021. Collection Update: 149 Owners unpaid. Information available on the board portal.</p> <p>Covenant Violations: 3-2 Trailers on property & misc junk nothing new. 3-1 On going, nothing new.</p>
<p>Lot Improvement Joe Murphy Jim Nichols Steve G</p>	<p>1-135 Driveway Approved 4-442 Garage Approved (house is on the property) 1-17 Driveway, septic & house Approved 2-268 Shed Approved (house is on the property)</p>

Park County Committee (External Affairs) Mark M John G Howard	Mark M advised the fire department will not be doing the wood chipper this year.
Activity Committee	Nothing new.
Unfinished business	Painting of the fire station: Mark M advised nothing new.
New business	Board officers were elected: President: Jim Nichols Vice President: Cindy Hertz Treasurer: Tonia Giardino Secretary: Ron Mackelburger Park County is still working on new camping ordinance, nothing new. New speed limit signs were installed in Wildwood by Park County.
Adjournment	Meeting adjourned 11:03 Motioned by John G 2 nd Mark M