

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 Mark Miller Cindy Hertz Tonia Giardino Ed Wells Ron Mackelburger Steve Giardino John VanVleet John Gray	Linda Wells	Lori Gunerson Sally Stratus Melissa Clark Howard & Teresa
Minutes approval	5-20-2023 Motion by Mark M , 2 nd Pam N		
REPORTS OF OFFICERS			
Secretary	Nothing to report		
Treasurer	Accounting/Financials: RM operating fund \$74666.00 RM Replacement fund \$19947.00 Chase Operating fund \$82535.00 Chase Money Market \$12146.00 Aim/Invesco \$23436.00		
Vice President	Nothing to report		
President	Lot #318 Selling realtor was advised by Jim N to remove trailer before sale.		

Administration Jim Nichols Cindy Hertz Ron Mackelburger Tonia Giardino	Committee Update- Approx 100 people attended the July Picnic. Accounting/Financials- Financials through 4-2023 are on the board portal. Real/Manage Update- Nothing to report. Lots for Sale- No lots for sale. Review board calendar- Aug- prepare for the fall picnic. Misc- Nothing
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<p>Buildings & Grounds Ed W & Howard</p>	<p>Caretaker Update: Howard suggested installing a gate over the cattle guard on the north entrance. Motion from John G, 2nd from Pam N motion passed unanimous (cost approx \$140).</p> <p>Project tracker: Pond has been treated. Tracker shows wash exterior of the house, Howard will get it done.</p>
<p>Well Report Mark M</p>	<p>Report completed February 2023.</p>
<p>Billing Enforcement and Covenant Violations</p>	<p>WLPP Status Report- 4-2023 emailed to the board.</p> <p>2022/2023. Collection Update: Information available on the board portal, 16 delinquent owners.</p> <p>Covenant Violations: 3-2 Trailers on property & misc junk nothing new, HOA attorney Molly is involved. 3-1 On going, nothing new. 2-245 In process for attorneys to take over.</p>
<p>Lot Improvement Ron Mackelburger Jim Nichols Steve G</p>	<p>1-129 Add roof to existing deck-Denied based on Park County requiring a residential dwelling (house) needs to be the first structure on the property before any other structure is built. 1-254 driveway approved, 1-145 driveway approved, 1-291 septic approved, 4-401 fence approved.</p>
<p>Park County Committee (External Affairs) Mark M, John G, Howard</p>	<p>Nothing new to report.</p>
<p>Activity Committee Jim N, Pam N, John V</p>	<p>Nothing to report</p>
<p>Unfinished business</p>	<p>Candidates for election.</p>
<p>New business</p>	<p>Nothing</p>

Open Forum	Sally ask about installing a few benches around the pond. Jim N will check with insurance and John V will check on pricing for benches. Lori G and Melissa ask about getting a recycle container in the common area. The board discussed pros and cons and nothing was decided. Melissa ask about utilizing some of the common area for Yoga once a week. Jim N will check with insurance.
Adjournment	Meeting adjourned 10:48 Motioned by Jim N 2 nd John G