

Call to order	Meeting called to order at 10:03		
Roll call – by sign in sheet	Members Present:	Members Excused:	Guests:
	Jim Nichols Pam Nichols Cindy Hertz Mark Miller Tonia Giardino Ed Wells Ron Mackelburger Steve Giardino John VanVleet Lori Gundersen John Gray		Nancy Wuchner Rob Barringer Michelle Barringer Dave Reicher
Minutes approval	1-20-2024 Motion by John V , 2 nd Lori G		
REPORTS OF OFFICERS			
Secretary	Nothing to report		
Treasurer	Accounting/Financials: RM operating fund \$82240.00 RM Replacement fund \$21280.00 Chase Operating fund \$77197.00 Chase Money Market \$12147.00 Aim/Invesco \$24642.00		
Vice President	The board discussed and agreed \$60,000 will be transferred from the RM operating fund to the Chase Money Market.		
President	Jim N advised the Downare's will not be renewing the Grazing lease. Jim will check around for other potential ranchers interested in signing a Grazing lease.		

Administration Jim Nichols Cindy Hertz Ron Mackelburger Tonia Giardino	Committee Update- Nothing to report. Accounting/Financials- Financials through 2-2024 are on the board portal. Real/Manage Update- N/A Lots for Sale-None Review board calendar- Misc- Nothing
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Buildings & Grounds Ed W & Howard	<p>Caretaker Update: February 20th the board virtually interviewed 4 candidates for the caretaker position. The board agreed to offer the job to Rob Barringer. Rob accepted and move in date was set for April 1st 2024.</p> <p>Project tracker: Nothing on Tracker.</p>
Well Report Mark M	<p>Report completed February 2023.</p>
Billing Enforcement and Covenant Violations	<p>WLPP Status Report- 2-2024 emailed to the board.</p> <p>2023/2024. Collection Update: Information available on the board portal, 41 delinquent owners as of 3-14-24.</p> <p>Covenant Violations: 3-2 Trailers on property & misc junk. HOA attorney Molly is involved. Real Manage is addressing. 3-1 On going, nothing new. 2-245 Attorney Molly is working on course of action.</p>
Lot Improvement Ron Mackelburger Jim Nichols Steve G	<p>4-402 Driveway, approval pending, waiting on owner to send in Park County permit. 1-159 Septic Approved</p>
Park County Committee (External Affairs) Mark M, John G, Howard	<p>Nothing new to report.</p>
Activity Committee Jim N, Pam N, John V	<p>Nothing to report</p>
Unfinished business	<p>Lori G ask the board to start thinking about a date for the new common area bench to be dedicated to Delbert Bills.</p>
New business	

Open Forum	Nothing.
Adjournment	Meeting adjourned 10:40 Motioned by Tonia G 2 nd John V