**Surrey Ridge HOA Board of Directors**

Meeting Minutes

1. March 2022

Action items in **bold** print

Items for *newsletter* are italicized

**Opening**

* The 1st 2021-2022 Board Meeting of Surrey Ridge HOA Board of Directors was called to order at 6:11 on 29 March 2022 at Journey Church by Jerry Cardwell.
* In attendance were Jerry Cardwell, Matt Woolly, Valerie Miller, Amber Paciotti, Ryan Peitzmeier and Susan Cote.
* Minutes from 6/24/21 Annual Meeting were unanimously approved.
* It was motioned, voted, and approve to carry over the officer positions until next Annual Meeting*.* 
  + Existing board members are Jerry Cardwell-President, Valerie Miller-Vice President, Matt Woolly-Treasurer, Susan Cote-Secretary. New board members Amber Paciotti, Ryan Peitzmeier and Ed Burns will serve as Directors.
* At the 2022 Annual Meeting, 3 new board members will be elected. Valerie Miller, Matt Woolly and Susan Cote will roll off the board after serving 2 years. Jerry Cardwell will continue as At-Large member of the board.

**Treasurers Report – Matt Woolly**

* Matt reported we have $1320.08 in our accounts, which is less than the budget remaining. This is due to the very low number of dues received for 2021-2022. Only 16% of households paid their dues this cycle. Luckily, we have not spent all our budget.
* Matt reported Insurance is paid for the year, but has increased, mowing was paid for last summer, but price has gone up. PO box fee is coming in May and may also be going up. Remaining cost is for social events.
* Plan was developed to reduce budget by asking for volunteers to help with the mowing and only hire it to be done if needed. **Matt will let the mower, Brad, know to hold off mowing unless requested**. *Call for volunteer help will be put out in the next newsletter.*
* Budget was approved for social events. Next social event will be the Easter Egg Hunt. Date for event is always the day before Easter, 16 April this year.
* We will not try to recover 2021-2022 dues, *but put a strong push on for the 2022-2023 dues of $100, starting in the next newsletter.*
* It was brought to the board’s attention last September that the flag in the park was very tattered and should be replaced and that there is not a light on it. Board put up a new flag last September. **Addition of a light will be added to the agenda for the budget meeting.**

**Discussion Topics**

1. Website & Communication
   * Laid out schedule for the next board meetings and the Annual meeting.
   * Meetings will be held at 6:30 at the Journey Church. Dates for meetings set for 12 April, 2 May will be the budget meeting and 31 May. Annual meeting will be 14 June. *Dates are posted on the website and will be shown in the next newsletter.*
   * **Jerry to send out agenda for next meeting**
   * Discussion on setting up a phone tree for getting word out quickly in case of emergencies. This led to possibility of setting up a Facebook page with notifications in case of emergency. This could be tied to the website, all to help facilitate better communication in the neighborhood. **Valerie to work on the Facebook page.**
2. Discussion on ACC
   * Will invite Susan Picon to attend an upcoming board meeting to talk about ACC. Believe 2 ACC members to roll off at next Annual meeting and will need to elect 2 new members. Ryan volunteered his wife Megan to run.
   * It was brought up there is a concern with a location on the horse trail where a barbed wire fence is hanging over the horse trail. **Jerry to work with property owner.**
   * It was brought up that property lines on 2 lots are being adjusted. Concerns were voiced about the building location on one of those lots. Since the meeting, we have been contacted by Douglas County for a statement from the HOA on this lot line adjustment. **Jerry to send letter Monday, 11 April.**
3. Equestrian / Trails
   * Plan for clean-up of horse trails was discussed
   * A team was identified to work the clean-up in mid-May; Matt, Amber and Keaton, Jerry, Ryan, Kirk, Carla Cosgrove were volunteered. *Also add invite in newsletter*
4. Welcoming Gifts
   * Will be worked by Gabby and Kerry. We had volunteers to bake cookies. Budget no longer supports buying wine for the gift. **Jerry will develop list of documents for us to provide.**
5. Upcoming Newsletter Publication and review
   * Valerie and Jerry are working on a draft to be reviewed at the April 12 board meeting and sent out shortly after.
6. Social Events
   * Next event is the Easter Egg Hunt on April 16th. Ryan volunteered for he and his wife Megan, Amber also volunteered to help.

**New Business**

1. Bylaws and Covenants
   * Board plans to review and update the Covenants to bring forward to Annual Meeting for acceptance vote. **Action for each board member to review and bring suggestions to next meeting**
2. Official Surrey Ridge lot owners list
   * Stephanie Bryant updated the Surrey Ridge Directory with all the latest information. Thank you Stephanie!!!
   * Jerry requested we get her list and combine it with the Douglas County property owners in an excel format. **Amber volunteered to work the excel spreadsheet.**
3. How to address Home Occupation-DR2022-001 Amendment
   * Each homeowner should make their voice known to Douglas County *– add to newsletter?*
   * Jerry suggests we strengthen our covenants to disallow the changes being proposed in the amendment. **Jerry will draft up the wording to add to our covenants and send out to the board for further discussion at next meeting.**
4. Remaining topics will be addressed at next meeting – Fire Evacuation Plans, issues with Vagrants, concerns for surrounding developments.

**Next Board Meeting 12 April at 6:30 at Journey Church**

**Meeting adjourned around 7:15 pm**