

Minutes of the CFRA Board Meeting
Zoom meeting called to order at 5:25pm MT

10/16/20

Minutes of the August 25, 2020 meeting were approved

Finance Report \$4,495.00 bank balance

Items to be completed 2020:

Introductory letter to lot owners that Rhonda drafted was approved and will be sent out in the next few weeks when mailing addresses are confirmed.

Budgeted Items:

1. Creating a 3' berm on the S curve was suggested by Alex Abeyta and the Board approved the following expenditures:
Base material \$726 (approx.)
Mark's labor \$700-800 Total \$1,526 (approx.)
2. Signage anticipated cost \$200-300
3. Insurance: General liability \$1,227 D&O \$795 Total \$2,022
4. Snow Plow: \$500 per plow

Focus for 2021:

1. Generate new Association Bylaws and Road Maintenance Agreement.
The purpose of the annual General Meeting is to vote for directors. Other decisions will be the responsibility of the 7 member Board.
The issue of how many votes each owner can cast at the General Meeting was tabled until the next meeting. Much discussion around the issue of one vote per owner vs one vote per lot owner since each lot is assessed individually. Roland and Carrie will present drafts for new Bylaws and Road Maintenance Agreement. This work is being done in conjunction with Carol Neelley, the RMA real estate attorney.
2. Assessment fees (112 lot owners) were approved by the Board
\$200 dwellings (currently 16 full time residents)
\$100 undeveloped lot
\$ 25 legacy Clarify if liens need to be filed?

Board of Directors/officers determine the budget and impose assessments. An assessment for new construction was discussed and it was agreed that a fee of \$150 be collected for new construction, and that a fee of \$150 would be assessed for existing houses already constructed. Timing for mailing this bill was not discussed.

SNA is generating a list of properties on Tune and Calle Feliberto Roads. Rhonda will coordinate with Sherry Popham to cross reference with our existing list of mailing addresses. Vesting Deeds, which must be provided to individuals who want to sign the Agreement, perhaps can be searched on-line if Parcel numbers are known so we may not need to pay for a title search. TBD.

3. Proposed Budget was approved by the Board.
4,500 grading (approx.)

2,022	Insurance
<u>1,000</u>	2 snow plows
\$7,522	Total

4. Neighborhood gathering on the point to create an esprit de corps. Invite a Notary so that RMAgreement signatures can be collected at that time. To be held between windy season and no-see-um seasons.
5. If grading is not required annually, the money allocated can be used to amend the northernmost portion of the road that was never properly completed.
6. Consideration of issues related to the gate will be discussed at a future time.

There were no new agenda items and the meeting was finished at 6:30pm