



**Board of Directors Meeting  
September 16, 2020 7pm  
GoToMeeting Virtual Platform**

**Called to order at 19:00**

- **Directors in Attendance:** (7): Anne Thomas, Sharon Shutts, Jacob Andersen, Rod Seagraves, Bruce Bell, David Jesse, Marcia Binder
- **Absent:** (2) Scott Kingsford, John Mellick
- **4 Degrees Team:** Christina, Alexa, Monique, Joel
- **Prior Meeting Minutes:** Approved via email & posted
- **Financial Review:**
  - **Meadowwood**
    - Operating \$102,647
    - Reserves \$50,448
    - Savings 446
  - **Garden Ridge**
    - Operating \$41,362
    - Reserves \$28,058
    - Savings \$30,444
  - **Gray Hawk**
    - Operating \$18,182
    - Reserves \$8,965
    - Savings \$4,641
  - **Rocky Hill**
    - Operating \$56,696
    - Reserves \$16,725
    - Savings \$83
- **Financials:** No questions regarding financials.

- **Landscape Committee:** Landscaping committee is reviewing the two bids returned by Jammin & Clearwater Summit. Two additional vendors could not take on the project due to the size.
- **Private Roads:** Two parts discussed, the GrayHawk bids were reviewed, and the Board determined that Arrow was the best choice. Anne made the motion to approve the Arrow bid, Bruce provided a second & the motion passed unanimously. Secondly, the projects for 2021 will include having the same three companies come and bid the additional sections that needed attention, apart from GrayHawk.
- **Snow Removal-** Committee is looking at and reviewing the Scope of Work for the project. Essentially following old scope of work for Meadowwood, Garden Ridge & GrayHawk, but additions and edits to Rocky Hill & adding Mica Peak Rd to contract. Will have additional information to bring to the October meeting.
- **GrayHawk Advisory Committee:** Board discussed whether the board actually needed a committee from GrayHawk or if they felt Sharon being a member of the Board and a resident in GrayHawk satisfied that. The Board took nominations from the guests in attendance and determined that Richard Shutts & Tom Stroud will serve as the Advisory Committee for the GrayHawk community. Reporting to Sharon to bring concerns or needs for GrayHawk to the Board at the monthly meeting.
- **Annual Meeting Logistics & Planning-** No in-person meetings allowed due to Covid, so Management is looking into electronic voting options & a platform that can hold the 1,400+ members of the community. Discussed having mail-in ballots, no proxies and potentially holding off on the annual meeting until restrictions lifted. Board eventually determined that Management can look into options and that they can vote via email to decide the best course of action.
- **Signs:** Board discussed the issue between the CC&R's stating that there were no signs allowed in the association, and the school districts sending them out for owners to display their freshman/graduate signs. Board discussed if there was an appropriate timeline to enforce. Jacob motioned to allow **school** signs until January 1, 2021, to see if Covid lifts and potentially amend documents down the road and send any questionable signs to Board for decision. Sharon seconded the motion & it passed unanimously.
  - Note: On April 30, 2020 4 Degrees emailed the sitting Board of Directors asking for their approval to allow the Management company to not enforce the sign policy for the graduate's & other school related signs. The Board, at that time, agreed to allow the signs for the time being. In mid-August, 4 Degrees did start enforcing the sign policy again due to various homeowners taking advantage of the rule not being enforced and started posting signs that had swear words or disparaging messages. There were no guidelines for what was enforced and what wasn't, so the Management company had to enforce it all.

- **Broken Mailboxes-** Two mailboxes in the association needed to be replaced. Management asked the Board to approve a budget for the order & install of the two new boxes. Anne motioned to approve \$3800 for the total project. Rod provided a second & the motion passed unanimously.
- **Five Finger Park Bark Fill-** Board reviewed two bids and approved Poly-Tech's bid to refill the bark in Five Fingers Park. Anne made the motion to approve PolyTech, Sharon seconded & the motion passed unanimously.
- **Items Approved Via Email-**
  - Additional parking for RV.
  - Scope of Work for road project in remaining sections of association
  - Previous meeting minutes
- **Open Discussion:**
  - Anne encouraged Directors to sign up for second checks.
    - **Response:** N/A

**Meeting adjourned at 20:11**