

Management Committee Meeting, Tuesday, June 13, 2023, at 4:00 pm.

Attending the virtual meeting were Tony Spehar, Joni Nielsen, Mike Groat and Mark Scadden. Meeting ended at 5:00pm pm.

Agenda Items:

- **Well House #3**

- John is diligently working with Rocky Mountain Power to get the electrical wiring into the pump house. Need 400 amp service.
- Joni has the exterior contractor lined up for the end of June.

- **Road Maintenance for CE (Upper Lots)**

- June 19 for Mag Chloride. Rick Thomas will be doing road maintenance before this date.
- Mike will be the primary contact on road maintenance.
- County is planning to Mag Chloride the lower road but will not commit to a date.
- Mark to send notice of work and post on the website.

- **Gates and Key Pads**

- John reset the upper gate emergency handle. May be vibrating loose
- Mike has key and will monitor gate functions. The rest of us will be secondary contacts.
- HOA will maintain the upper gate.
- We need to better understand the gate maintenance/training.
- John to notify Gabe and Mike will install a "Closed Gate" sign for upper gate.
- Also need a sign near upper gate for the winter that road is closed.
- Mike to ask Paula who maintains the gates at The Reserve. We need a contact for gate maintenance.
- Discussed if we need keypad at upper gate.

- **Dumpsters and Trash**

- Frustrated by mess at dumpsters. Tony has cleaned up several times.
- Tony is making two signs and camera to monitor dumpster abuse.
- Do we need a dumpster enclosure?
- Grade area around dumpster when Rick is there doing road repairs

- **Water compliance**

- All info has been posited and distributed.
- Tony to certify to state that it has been communicated.

- Tony is the contact for water.
- **Pumps, Well House and maintenance**
 - Going to see increased pressure when Pump #3 comes on line.
 - Mark to send reminder on checking for PRV.
- **Treasurer and Books**
 - Joni to request construction deposit from Boyds
 - Dues are coming in
 - Greens sent check, but past date when account closed?
- **CEPOA Secretary**
 - Mark can be secretary
 - Minutes are approved from the Annual Meeting
- **Architectural committee**
 - Going to keep this function internal to the Board.
 - John to develop set of rules for construction.
- **Planters and Irrigation maintenance**
 - Tony has all the hydrant timers distributed.
 - All planters are locally adopted.
 - Contest for best endcap?
- **John Smith was nominated for President.**
 - For one year.
- **Next Meeting Scheduled?**