

**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?**