

Ron Race called the meeting to order at 9:03 AM immediately followed by the Pledge of Allegiance. All board members present except Davignon, Gascoyne and McKinnon – All three were excused.

A motion to approve the minutes of the July 6, 2013, board meeting was made by S. Bicknell seconded by K. Stubli and approved unanimously.

Judy Race reviewed the financials through July 31, 2013. A motion to approve the financial report was made by A. Wheaton, seconded by D. Stubli and approved unanimously.

A brief discussion about Association owned real estate took place, no board action was taken.

A motion to approve the spending of up to \$3000 to purchase 2 lots adjoining the campground at the tax sale was made by S. Bicknell seconded by K. Stubli and approved unanimously.

A motion to charge the monies spent to purchase the 2 lots adjoining the campground at the Tax sale to the campground budget was made by D. Miller seconded by D. Stubli and approved 10 yes 1 no.

A brief discussion about Association roads took place, D. Cunningham reported that he has had Tim start using #2 road gravel (used by most municipalities) instead of Aften stone at a 25% savings.

A discussion took place regarding overweight equipment traveling on Arapahoe. Scott volunteered to work of a “fill in the blanks” type form letter. If a board member observes a violator they will report it to the office and our office team will sent out a warning notice.

A brief discussion about Association pool took place. Ron reported that he has investigated the possibility of switching the pool over to a salt filtering system as brought up at the annual membership meeting. A pool chemist consulted with and as well as our current pool service do not recommend a salt system. While both would be willing to sell us the system, neither one would recommend it, a salt system is fine for small home style pools but not for our large commercial size. It would not save the association money and that there are corrosativity concerns. Ron is currently investigating an Ultra Violate system that kills every germ to see if it's cost effective.

A lengthy discussion about selling Association parks took place. As these are deed restricted lots, no board action was taken.

K. Stubli gave a brief report on building control activity. All Committee Chairpersons gave their reports for the related area of responsibility.

A brief discussion was held about Association communications -website, newsletter and Facebook. M. Davignon will assist Scott and learn webmaster functionality and protocol.

A brief discussion was held regarding the need to have internet access in the office. Judy and Anita have researched and will arrange for this service.

A brief discussion about Association long range planning took place. Added to the list is the pool will need sand blasting and painting in the next couple years.

A brief discussion about Association forestry took place. K. Stubli to interview and recommend what forestry services the association should use going forward.

A brief discussion about propane took place. It appears that we will be able to lock in at \$1.89. When officially confirmed, Scott will post on Facebook and website.

A motion to approve the contract of the Financial Committee, the Office Managers, Financial Secretary, and Accounting Agent for a total expense of \$16,367 was made by S. Bicknell seconded by R. Miller and approved unanimously.

A motion to spend up to \$1000 (saved in the financial committee contract) to scan important documents and clean old office files was made by S. Bicknell seconded by K. Stubli and approved unanimously.

A brief discussion was held regarding the need for a safe for the office. Ron will research and pick up a safe that suites the needs of the association.

A motion to approve the contract of the maintenance person for a total expense of \$26,628.59 was made by D. Cunningham seconded by R. Miller and approved unanimously.

A brief discussion about the Lake improvement project took place regarding various billing and collection processes. Ron will solicit legal advice and report back.

A discussion took place regarding individual lake front property owners that may be interested in select dredging at their own expense. Should the association allow them to utilize the designated common grounds for the spoils? There was much concern over the possibility of further dredging. The Boards position is that it will not authorize any "tag on" dredging in connection with the lake improvement project.

A motion was made to bill the Lake Improvement Special Assessment on September 1, 2013 with a due date of October 1, 2013 and a late fee applied on November 2, 2013 if not received by Nov 1, 2013 was made by D. Cunningham seconded by R. Miller and approved unanimously.

A brief discussion about the association insurance coverage took place. C. Speen reported on the status of the bid solicitation. We can get much better coverage and save the association money. The Board thanked Chris for all his hard work on this long and tedious process. Chris has a couple minor changes and will move forward with the new company.

Ron Race volunteered to bring a best practices manual for the pool to the October meeting that could be used as a model for other chairman.

Ron stated that we have a fiduciary responsibility to our membership and that we need to run the board as a business and treat our membership as customers. Ron commended the board for their dedication and persistence as we work toward bringing current technologies, processes, and cost saving opportunities. He also reminded the board that in accordance with the Bi-Laws, contract employees, and the related chairperson, have no authority to make policy and/or rule changes. The chairperson needs to make a recommendation and the board will approve, modify, or deny.

A motion to adjourn was made by R. Miller and seconded by K. Stubli and approved unanimously.

The meeting was adjourned at 12:05 PM

Minutes submitted by Pres. Ronald Race

Approved 10-5-2013