**Surrey Ridge HOA Board of Directors**

Meeting Minutes

12 April 2022

Action items in **red bold** print

**Opening**

* The 2nd 2021-2022 Board Meeting of Surrey Ridge HOA Board of Directors was called to order at 6:46 on 12 April 2022 at Journey Church by Jerry Cardwell.
* In attendance were Jerry Cardwell, Amber Paciotti, Ryan Peitzmeier, Susan Picon and Susan Cote.
* Minutes from 3/29/22 Board Meeting were unanimously approved.

**Treasurers Report – Matt Woolly**

* Matt was unable to attend but sent word that nothing had changed with the Treasurers Report since our last meeting. Next board meeting on 2 May will concentrate on working the 2022-2023 budget.

**Discussion Topics**

1. Facebook page - Valerie
   * Valerie was not able to attend so this will be discussed at our next board meeting.
2. Discussion on ACC
   * Susan Picon attended the meeting and provided a status of the ACC.
   * Current members of the ACC are Marvin Hutchens, Susan Picon and Jackie Rivera. Marvin and Susan will roll off the committee in June. Two new committee members need to be recruited and voted in at the Annual meeting in June. **Action for the HOA Board members to help recruit new ACC candidates.**
   * Susan walked through the duties and average effort required of ACC members. Surrey Ridge residents are to notify the ACC when building or modifying their property. The ACC then reviews changes against the covenants, which are legally binding, visits the site when necessary, works with property owner to comply with the covenants and provides a letter of HOA approval as required for their Douglas County building permit. She noted it sometimes takes some finesse to convince homeowners to revise plans to meet covenants. She also noted the last 2 years have been busier than previous years. She estimated it can take up to 10 hours per month. It was also noted that it is a good way to meet neighbors.
   * Currently the ACC and HOA Board are separate, the Board has no control over the ACC. Jerry noted he would like to consider adjusting the covenants such that the ACC would report to the HOA Board in an advisory capacity. It was noted that we do not intend to change the covenants such that the HOA Board would have control over the ACC.
   * Jerry reported that our current Covenants disallow the type of developments that are being proposed in the Home Occupation-DR2022-001 Amendment. Covenants will control in new developments.
   * It was noted that our Covenants are old and out of date in certain sections, one example is requirement for shake roofs. **Action for all board members to review and redline for stronger and current covenants**. It was discussed that we would like to take the necessary time to fully consider the future impact of any changes; thus, while this review process is expected to be begun prior to our Annual meeting in July, if additional time is needed, we will push the continuation of the review process into the next HOA Board’s agenda. Any changes resulting from the review process will be sent to the community for review and voted on at the relevant meeting.
   * It was questioned if the ACC Guidelines are available. They are posted on the Surrey Ridge website under Quick Links/Architectural Control Committee
3. Equestrian / Trails
   * We scheduled the Clean-up for 21 May, meet at park at 8:30, weather dependent. Estimated to last approximately 5 hours.
   * **Ryan will talk to friend with bush hog for support.**
   * Proposed trail map is out for review. **All board members to get comments back to Jerry ASAP, include suggested location for trail signs and trail names.**
   * A suggestion was made to update the names of trails. Possibly return to original Native American names. Suggestions should be included in map comments.
   * **Jerry to check with Boy Scout troop 316 to help make signs.**
   * Paths are for residents only. This should be noted on map and signs. Surrey Ridge paths are for both horses and pedestrians, Surrey Ridge Estates are for horses only.
   * Will post the map on website when finalized
4. Welcoming Gifts
   * Will be worked by Gaby and Kerri.
   * **Jerry will develop the list of documents for us to provide in welcome packet.**
5. Upcoming Newsletter Publication and review
   * Group reviewed the draft of Newsletter and provided comments. **Jerry to get updates to Valerie or Pati for publication by next week.**
6. Social Events
   * Next social event is the Easter Egg Hunt on April 16th, Valerie has plans in place. It will start sharply at 10:00 am at the park. Notice has been posted to the website.

**New Business**

1. Bylaws and Covenants modifications –covered previously
2. Official Surrey Ridge Lot Owners List
   * A good baseline has been established by Stephanie Bryant. A big thank you again to Stephanie.
   * Amber has taken task of keeping the list updated. We agreed on a quarterly basis using the Douglas County records. Thank you Amber!
3. How to address Home Occupation-DR2022-001 Amendment– discussed previously
4. Continued Issues with Vagrants
   * Douglas County has agreed to work on the encampment on east side of I-25 and Havana

**Next Board Meeting 2 May @ 6:30 at Journey Church**

* Journey Church cannot support 12 June for our Annual Meeting. **Jerry will work with them for a new date.**

**Meeting adjourned around 8:20 pm**