



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF MARCH 12, 2025  
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, John Ott, Carolyn Heldman, Beth Blackmer

Manager(s) Present: Keith Edquist

Homeowners present for some or all of the meeting: None

1. **Quorum and Minutes**

The minutes of the Trustees meeting of February 19, 2024 were approved without change.

2. **Public Comment** and General Trustee Comments if any.

The Board acknowledged the resignation of Tony Rizzo as President of the Association, and stated their appreciation for Tony's many years of service, especially in the areas of website and email communications, as well as infrastructure projects.

3. **Consent Agenda Written Reports**

- Keith Edquist's monthly management report was received and accepted.
- The monthly financials for February 28, 2025 were received and accepted.

4. **Consideration of Items removed from Consent Agenda, if any** None

5. **Water Systems**

- Ten households have been identified as required by the Colorado Department of Public Health and Environment to provide semi-annual household water testing. We appreciate the assistance of these neighbors to meet the state requirements.
- The planning has begun for summer willow removal and irrigation ditch management.

6. **ACA** None

7. **Old Business**

The Alpine Bank checking account transition has been completed. It was noted that with the transition to the on-line bill oversight procedure, bills should be able to be paid upon approval of the Treasurer or President at any time and need no longer be grouped for payment at the time of a board meeting.

The Certificate of Deposit that matured in February has been renewed with Wells Fargo Bank for eleven months at an interest rate of 3.69%. The signatories will be Beth Hoff Blackmer as Treasurer and John Ott as President.

Carolyn Heldman and Keith Edquist will prepare a newcomer's pamphlet.



Sharon Caulfield will work with the HOA lawyers to clarify the retention of records that relate to periods that exceed the applicable statute of limitations period and the retention of meeting recordings.

8. **New Business**

With Tony Rizzo's resignation from his position as a member of the Board, members of the Board will reach out as provided in the Bylaws to seek candidates to complete Tony's term, which will end in May 2026.

Beth Hoff Blackmer moved, and Carolyn Heldman seconded, a motion to appoint John Ott to hold the position of President of the Association.

9. **Executive Session.**

The Board entered into an Executive Session pursuant to section 308 of the Colorado Common Interest Ownership Act to consider matters pertaining to the management of the Association's relations with one or more officers, agents or employees of the Association. During the executive session, the Board reviewed the HOA's requirements for water management and set out certain matters to be researched for continued discussion at the April Board meeting.

The meeting was adjourned at 8:20 pm.