

Jacob of Law of the Rockies had reviewed the Bylaws and proposed amendments. Kathie expressed concern about the wording in Section 12 of the Bylaws and it was agreed the Board could make decisions in accordance with Colorado Common Interest Ownership Act ("CCIOA"). As the Association had a three-person Board and all Board members were officers it was agreed it was unnecessary to mention Directors. Kathie made a motion to approve the Bylaws, as amended. Sonja seconded the motion and it was unanimously approved. The amended Bylaws would be sent to all owners with the annual meeting documents. Kathie said she would draft an explanation for the changes approved by the Board.

Sonja said she would be willing to continue on the Board. No additional volunteers had stepped forward at this time.

Kathie said she would review the current fine schedule to confirm it was in compliance with the updated governance documents.

Kathie said the benches had been moved by Toad and were stored behind the dumpster while the work was happening in the driveway. Other items from the front of the units had to be moved so the work could commence.

Joe introduced Nick Sledge of Toad who would be overseeing some of the driveway project, especially in July when Joe was out of town.

Joe said the first day of the work on the driveway had gone well and a mini-excavator would be used on the remaining portions of asphalt. Waste Management would pick up recycling tomorrow. Lacy Construction would work with the concrete crew to reduce disruption to residents and Waste Management as much as possible. Joe confirmed Jerry of SGM would be available for the grading work prior to the pouring of concrete. Aaron of Lacy Construction would coordinate with Jerry of SGM.

Joe said permits would be printed for vehicle parking away from the buildings during the project. Permits would be good through July. Kathie said she would draft a note to owners reminding them to submit vehicle details. Joe confirmed work would continue on the 25th and then resume on Tuesday, May 30th when the sidewalks would be removed.

The next meeting was scheduled for Wednesday, June 21, 2023 at 3:00 p.m. Documents for the July 27th annual meeting, together with a draft Budget, would be circulated for review by June 9th.

At 4:37 p.m. Kathie made a motion to adjourn the meeting. Jody seconded the motion and it was unanimously approved.