

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**OCTOBER 27, 2022**  
**VIA ZOOM – 2:00 PM**

Present: Bruce McLean, Lot 5  
Charles Gale, Lot 22  
Michael & Amy Deane, Lot 15  
Gary & Cindy Davis, Lot 14  
Jim Stormont, Lot 11  
Mark Hoesterey, Lot 8  
Michael LeMair, Lot 23  
Joe Robinson, Toad Property Management

Proxy:  
Scott Houdek, Lot 4 to Jim Stormont  
Travis Dunaway, Lot 6 to Bruce McLean  
Wes Youngblood, Lot 10 to Mark Hoesterey

Bruce McLean, as President of the Board, called the meeting to order at 2:05 pm and confirmed there was a quorum. Joe confirmed notice of the meeting had been distributed on October 9, 2022 with a follow-up email.

Bruce McLean introduced the Board members, Emily McGaughy, Secretary of the Board, Jim Stormont, Treasurer of the Board, and Mark Hoesterey. Bruce explained 4 homes had been completed and 6 or 7 homes were currently under construction. Bruce said there had been several board meetings during the year.

Charles Gale made a motion to approve the minutes of the July 20, 2021 annual meeting. The motion received a second and was unanimously approved.

Joe Robinson of Toad Property Management thanked the Board for their work. Joe explained Toad had been focused on keeping Aperture looking good, landscaping on the common area around the pavilion, staining the furniture and weed mitigation. Joe explained Bradley Wigginton, a local noxious weed expert, had been hired to spray weeds in the common areas. Joe reminded owners of their responsibility to deal with noxious weeds on their lots after construction. Joe confirmed private property signage would be installed. Bruce McLean explained there had been non-authorized use of the pavilion, roads and the river during the Summer and it was hoped the signage would improve things in the future.

Jim Stormont explained the 2023 Budget. Dues would remain at \$4,000 per year and Design Review fees would be charged to pay for architectural review of any plans for new houses or changes to existing structures. Jim explained expenses had been based on actual expenses during the prior year. Jim said \$23,000 would be transferred to the Reserve Fund for future capital expenditures. Joe Robinson said the Association was in a good financial position and the money going to the Reserve Fund would be a benefit in the future. Joe said when more homes were built trash and recycling could be

introduced as an Association expense. Jim said consolidating services would reduce the amount of traffic in the neighborhood. Joe explained some owners were currently contracting with Waste Management for individual service. Jim said the Association contracted for snow removal on the roads and there would be benefits if owners contracted with the same contractor for snow removal from private driveways.

Mark Hoesterey made a motion to ratify the 2023 Budget as presented. Jim Stormont seconded the motion and it was unanimously approved.

Michael Deane asked about parking on the private roads and in the right of way. Bruce McLean said the Board would research.

Mark Hoesterey explained the Board had discussed the process to consider variance requests. Mark said a review fee would be charged for a variance request and requests would be considered based on hardship. Mark explained neighbors would be notified of a variance request. Wording for variance request guidelines had been drafted and would be discussed and approved at the next Board meeting.

Joe Robinson said the Board had discussed holding an event in the Summer (July or August) for owners and holding the annual meeting in October. A tentative date of October 26, 2023 was set for the 2023 annual meeting.

Bruce McLean made a motion at 2:40 p.m. to adjourn the meeting. Charles Newman seconded the motion and it was unanimously approved.

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Minutes prepared by Rob Harper, Toad Property Management