

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
SEPTEMBER 30, 2022
VIA ZOOM – 11:00 AM

Present: Bruce Mclean
Jim Stormont
Mark Hoesterey
Joe Robinson, Toad Property Management

Joe called the meeting to order at 11:02 a.m. and confirmed a quorum.

Bruce made a motion to approve the minutes of the June 21, 2022 meeting. Jim seconded the motion and it was unanimously approved.

Joe said the landscaping plan submitted for Lot 1 had raised some questions regarding the approval process. Joe explained Jim Jose would be drafting some wording for an approval letter and Bruce suggested preparing broad guidelines to be used for all submissions. Mark said the Lot 1 variance request was the first one the Board needed to consider and involving Lot 2 in the approval process might be beneficial.

Joe confirmed the Board had Directors & Officers Insurance in place.

Jim said a 6-foot-high fence on Lot 1, shielding the view of the cemetery, had been requested. Mark confirmed the current guidelines did not permit fencing without the Board issuing a variance. It was generally agreed variances could be issued in cases of hardship although it was acknowledged hardship could be subjective. Joe confirmed there was a small dirt road through the cemetery and some vehicles used that road. After discussion it was suggested homeowners within 250 feet of a lot line be given the opportunity to submit comments within 14 days of a variance request. The Board would review comments and any decision would be at the discretion of the Board.

Bruce agreed to draft language for the protocol for variance requests. Jim Jose had reviewed the Lot 1 variance request and as there were expenses involved it was agreed owners would pay a \$2,500 fee for consideration of all variance requests. Jim Jose would be asked to consider the potential impact on lots within 250 feet of the proposed 6-foot fence on Lot 1. Joe said the governing documents for the Association did not prohibit fencing due to animal migration.

Prior to the meeting Joe distributed a draft Budget and thanked Jim for his assistance in the preparation. Joe said the Association was in a good financial position. Future expenses had been based on actual expenses during 2022 and forecasted inflation. Joe said funds would be added to the Reserve Account to prepare for future large expenses. Jim made a motion to approve the draft 2023 Budget as presented. Bruce seconded the motion and it was unanimously approved. Joe explained the approved Budget would be sent to all owners and owners had the opportunity to ratify or veto the Budget at the annual meeting. Joe said trash/recycling could be included in the Budget and he had reached out to Waste Management for a proposal.

Joe confirmed documents for the annual meeting would be mailed to all owners after review by the Board.

Prior to the meeting Joe had distributed information to the Board regarding signage. It was agreed to utilize the existing posts for signage. Wording of the signs was discussed and it was agreed the Aperture logo would be displayed on all signs. Joe agreed to circulate updated wording for the signs to the Board for comment.

At 11:45 a.m. Jim made a motion to adjourn the meeting. Bruce seconded the motion and it was unanimously approved.

Minutes prepared by Rob Harper, Toad Property Management

DRAFT