

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**JUNE 12, 2024**  
**VIA ZOOM – 2:30 PM**

Present: Jim Stormont  
Emily McGaughy  
Mark Hoesterey  
Jim Jose  
Rob Harper, Toad Property Management  
Erin Dicke, Toad Property Management

Rob called the meeting to order at 2:32 p.m. and said there was a quorum.

Minutes of the October 17, 2023 meeting would be approved at the next meeting.

Jim Jose explained the history of the plan rejection or approval on Lot 18. The original March 2022 plan submission had been reviewed and rejected and new roof and wall materials had been submitted. The revised materials, grey metal roof and Travertine stone on the siding, had been approved and construction had commenced. Doug Wells, the owner's architect, said there had been an error in communication, between the owner and the architect, and the Association had not been asked to review and approve a further change in materials - green metal for the roof and a lighter green on the siding. Jim explained the roof was 60 to 70% complete with the green metal prior to Doug Wells and the owner meeting with Jim Jose and Rob Harper to request approval of the partially installed materials.

After a long discussion and careful consideration by all parties, Jim Stormont made a motion to deny the design alteration request and to confirm the approval of the originally submitted materials, noting the importance of maintaining consistent adherence to the Design Guidelines and the Bylaws. Emily seconded the motion and it was unanimously approved.

Rob and Jim Jose agreed to draft a denial letter for Lot 18. The green materials could remain on the home until the previously approved materials were obtained to avoid damage to the building. Mark said the correct materials could be sourced without too much delay.

Rob agreed to reach out to Bruce for confirmation that he wanted to leave the Board. Mark said there was an owner interested in joining the Board if Bruce wanted to leave the Board. After discussion Mark made a motion to appoint Charlie Gail to the Board to fill the remainder of Bruce's term on the Board. Emily seconded the motion and it was unanimously approved. Mark would reach out to Charlie Gail and notify him of his appointment to the Board.

Rob explained the Toad crew had been working hard to finish clean up and landscaping. Rob said Chris Laggis Construction had confirmed dogs were not allowed on their job site. It was agreed the restriction also needed to include dogs belonging to subcontractors and needed to be enforced throughout the neighborhood. The Covenants stated dogs needed to be on a leash. Rob confirmed the Design Guidelines could be amended to clearly state no dogs, except dogs belonging to owners and owner's guests. Erin and Rob agreed to review and prepare an amendment to the Design Guidelines and owners would be notified of any changes to the Design Guidelines.

Jim Stormont asked for information regarding local vendors be provided to assist owners as homes were completed. Emily said she would share the information she had.

Jim Jose said a variance request might be submitted for an Accessory Dwelling Unit being built prior to a main house as part of a lot swap at Lots 7 and 8. Mark would abstain from any Board voting on the topic.

At 3:41 p.m. Emily made a motion to adjourn the meeting. Jim Stormont seconded the motion and it was unanimously approved.

---

Minutes prepared by Rob Harper, Toad Property Management

DRAFT