

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**MAY 17, 2022**  
**VIA ZOOM – 9:00 AM**

Present: Bruce Mclean  
Jim Stormont  
Mark Hoesterey  
Kirk Williams  
Erica Yaguchi  
Darrell Gage  
Jeff Maguire  
Rob Harper, Toad Property Management  
Joe Robinson, Toad Property Management  
Jacob With, Law of the Rockies

Rob called the meeting to order at 9:04 a.m. and participants in the meeting introduced themselves.

Kirk explained the purpose of the meeting was to transfer Declarant control of the Board as all lots had sold. Emily McGaughy would continue on the Board as the only lot owner board member at the present time.

Rob said notice of the meeting had been circulated on May 9, 2022 and confirmed there was a quorum with Kirk Williams and Erica Yaguchi participating.

Rob explained three owners had volunteered to join Emily on the Board: Jim Stormont, Bruce Mclean and Mark Hoesterey. The Board could be expanded to five if another owner volunteered.

Kirk made a motion to appoint Jim Stormont, Bruce Mclean and Mark Hoesterey to the Board. Erica seconded the motion and it was unanimously approved.

Jacob explained Board members were appointed for three year terms and the terms needed to be staggered. Jacob suggested two of the new Board members be appointed for three year terms and one board member for a two year term.

Jim made a motion to appoint Bruce Mclean and Emily McGaughy to a 2 year term and Jim Stormont and Mark Hoesterey to three year terms. Mark Hoesterey seconded the motion, and it was unanimously approved.

Rob explained the role of Toad Property Management and Jacob explained the roles of the officers of the Board. It was agreed to appoint officers at the first Board meeting.

Kirk explained the Developer would be completing the outstanding projects. Kirk confirmed asphalt would be installed in June or July of 2022 on the trail incline on the west side of Slate River and Lacy Construction would be completing the work as a Developer expense. Kirk said design was underway on the east and west ends of the bridge to support and level the four columns and that would

also be a Developer expense. Kirk confirmed the pavilion would be stained as a Developer expense. Rob and Joe confirmed the tree wrapping was being performed as a Developer expense and then the unwrapping and future maintenance would be an Association expense.

Rob said Toad would continue to work with Contractors to keep job sites tidy and vehicles and equipment contained on the job site. Kirk suggested Jeff Maguire resign from the ARB, which would leave just Jim Jose of SHM Architects. Kirk suggested Margaret Loperfido of Sprout Studio, a landscape architect, join the ARB. Kent Cowherd and Dan Murphy, both local architects, were also suggested. Jacob confirmed the governing documents stated the Board was responsible for architectural review and the Board could appoint a Committee or individuals to assist and make recommendations during the review process.

Jacob confirmed the first Board meeting would contain election of officers, appointment of any committees, and a short legal education. The Board meeting needed to take place prior to the August annual meeting. Rob suggested scheduling at least quarterly Board meetings with additional meetings scheduled to review plans. Rob and Jacob explained the Budget was approved by the Board and owners at the annual meeting had an opportunity to comment and ratify the Budget. Jacob explained Board procedures and the method to approve via email if a meeting could not be scheduled.

Joe agreed to work with the Board to schedule a meeting in mid-June.

Kirk gave an update on Augusta Park and said he would continue to be available to answer any questions the Board had to make the transition as smooth as possible. Kirk explained the Town wanted to complete a clean up of some areas, such as the area under the bridge, and the Board would need to be involved in that decision. Joe said the Town wanted to coordinate the work with the Town Clean-Up and Joe said he would continue to work with the Town and report back to the Board.

Rob confirmed minutes and Association government documents were displayed on <https://toadpropertymanagement.com/clients/aperture/> and Joe agreed to check all documents currently available on the Aperture site were also on the Toad site. Kirk said the Aperture website would be retained until the Board decided if they had an interest in taking over management and control of the website.

At 10:05 a.m. the meeting adjourned.