

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 6, 2022 – 6:00 P.M.
VIA ZOOM**

Board Members participating:

Kate Somrak
Cathy Low
Chris Edmonds
Jan Dijkstra
Sean Patrick
Casey Lanza
Jeff Hermanon
Tom Shepard

Others participating:

Rob Harper, Toad Property Management
Bart Laemmel
Ginny Turner
Jennifer Scane-McDonough

Rob called the meeting to order at 6:04 p.m. and confirmed that a quorum was present.

Sean said that there was a Buckhorn-based software developer who had introduced the Board to a new software called Inside HOA. Sean said that one of his goals as a Board member was to improve communication between the Board and the community, and this software would accomplish that goal. Every member of the HOA would get an account, and the landing page of the software had a feature similar to the Facebook wall, where it would be possible to post photos and videos. There was also a messaging feature. The software would create community engagement by allowing owners to comment on announcements and documents.

Inside HOA would also allow the Association to upload all governing documents and make it very easy to search for topics across all documents. The software would also provide a means to track which houses were being rented and would allow neighbors to easily alert the property manager and homeowner of a short term rental if there were issues with rules violations at a rental. Sean said that the software company would have to add some additional functionality for committees like the DRC, but the software would already allow community members to report issues with construction like trash or construction outside of the allowable hours.

Sean said that Buckhorn would receive 6 months of Inside HOA as a free demo and 2 years at half price, because Buckhorn would be the pilot Association for Inside HOA. Sean said that he had a tech background and had evaluated competing products and was confident that Inside HOA would be the best option for the Association. Sean said that it would be possible to use several different free apps to replace functions of this one piece

of software, but it would not fully replace all of the functions and would not have the same ease of use. Also, because the software developer was using Buckhorn as its test market, the software would be built and customized to the needs of Buckhorn.

Sean made a motion to adopt the Inside HOA software for Buckhorn Ranch for the 6 month free trial period, after which use of the software would be reassessed. Tom seconded the motion. Chris Edmonds was opposed. Sean, Tom, Casey, Jeff, Jan, Kate, and Cathy were in favor, and the motion carried.

Kate said that the Association had come a long way from the initial short term rental policy proposed to the current draft, and she believed the current policy represented a good compromise.

Kate made a motion to adopt and approve the Short Term Rental Policy for the Community. Sean seconded the motion. Cathy and Chris were opposed. Tom, Sean, Kate, Jan, Jeff, and Casey voted in favor, and the motion carried.

Tom thanked Kate for spearheading the process and thanked the Board for their responsiveness to concerns in the neighborhood regarding elements of the policy. Jeff thanked fellow Board members for their hard work and agreed with Tom that the Board had put in significant work and to reach a compromise and to ensure STR owners felt heard and saw their concerns reflected in the final policy. Sean said that he was confident that the policy would be beneficial to the community.

Cathy agreed that the process had been positive and that the rules would be beneficial to the community, but said that she believed the rules should be part of an amendment to the Covenants rather than a policy.

Bart said that there had been a recent meeting on the updated Design Guidelines, and there had been a recent update to clarify language on accessory dwellings. Bart said that the fees would be increased for the review process, as more complicated projects were coming in. Jan asked about requirements for notification of neighbors, as this was required but in the past had not always happened. Bart said that he planned to move to posting signs on the property at the beginning of the Design Review process to notify neighbors that a design for the structure was under review. Board members agreed that Inside HOA would also be useful for keeping neighbors updated on the design review process.

Kate made a motion to approve the Residential Design Review Guidelines as presented. Sean Patrick seconded the motion, and it was unanimously approved.

Kate said that the DRC was looking for additional help, and anyone interested in joining the DRC should contact Bart Laemmel or Sean Patrick.

Kate said that Jan's Board seat would be coming available at the 2022 Annual Meeting and encouraged any interested parties to apply. Kate said that the nomination policy was

on the Toad website for Buckhorn. Kate asked for one more Board member to serve on the nomination committee, and Tom volunteered.

Kate said that the Board was proposing to form an amenities committee and she encouraged any interested parties to reach out to the Board to serve on the committee and propose amenities for the neighborhood.

Kate said that she hoped owners on South Avion were pleased with the road. Kate said that there were ongoing discussions regarding the possibility of paving the culs-de-sac on North Avion. There was a possibility that work could be done on Elk Valley Road done at the same time, depending on the timeline for ongoing work.

There was some discussion about the future plans for the semicircular open areas on White Stallion. Rob noted that those semicircles were HOA property and were not currently defined as open space. Tom suggested that they might be used for long-term snow storage once the Association was fully built out. It was agreed that Beth Appleton should be consulted on the issue.

Ginny Turner said that, following the paving of South Avion Road, speeding had increased. Sean and Bart were both looking into options for controlling the speed of cars in the neighborhood, and Kate invited feedback from the community on ideas.

Bart reminded owners that even large landscaping projects needed to go through the DRC.

At 6:55 p.m. Tom made a motion to adjourn the meeting. Kate seconded the motion, and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management