

Minutes of the Board of Directors Meeting Minutes

Date: August 15, 2026

Call to Order: 9:06 a.m.

Adjournment: 11:25 a.m.

Presiding Officer: Roy Swainson, President

Board Members Present

- Roy Swainson, President and Secretary/Treasurer
- John Kraft, Vice President
- Steve Coleman, Director
- Herb Grote, Director
- Reiley Stoneburner, Director
- Mike Testani, Director
- Pete Burke, Director
- Laura Manassa, Director

HOA Members Present

- Ted Manassa
- Mike Capin
- Patti Fuller
- Moe Coleman
- Reagan Jones
- Christopher Taylor
- Fred Penoyer

CALL TO ORDER

- President Roy Swainson called the meeting to order at 9:06 a.m.

Affirmation of the 2026 Annual Meeting Results

- President Swainson noted that this was the first regular Board of Directors meeting since the 2026 Annual Meeting.
- The Board affirmed the results of the Annual Meeting, including:
 - Membership approval of the previous Annual Meeting minutes.
 - Membership approval of the Treasurer's Report dated June 30, 2025.
 - Membership approval of the IRS Section 70-604 rollover election.

Motion: Roy Swainson moved to affirm the results of the 2026 Annual Meeting.

Second: John Kraft

Vote: Motion passed unanimously.

APPOINTMENT OF NEW SECRETARY/TREASURER AND TRANSITION PLAN

- President Roy Swainson nominated Reiley Stoneburner to serve as the new Secretary/Treasurer. John Kraft seconded the nomination.
- The Board discussed the transition of Secretary/Treasurer responsibilities. Roy Swainson and Reiley Stoneburner will work together during the transition period to ensure continuity of Secretary/Treasurer responsibilities.

Motion: Nomination of Reiley Stoneburner as Secretary/Treasurer.

Second: John Kraft

Vote: Motion passed unanimously.

A. Appointment of Director to Fill Vacated Term

- Following Reiley Stoneburner's appointment as Secretary/Treasurer, the Board discussed filling the remainder of her vacated Director term.
- Scott Strohl was nominated to fill the remaining term.

Motion: Roy Swainson moved to appoint Scott Strohl as a Director to serve the remainder of Reiley Stoneburner's vacated term.

Second: Mike Testani

Vote: Motion passed unanimously.

B. Secretary/Treasurer Work Laptop

- The Board discussed the need for a dedicated laptop to be used exclusively for HOA business and maintained as HOA property.

Motion: Roy Swainson moved to authorize Secretary/Treasurer Reiley Stoneburner to purchase a laptop and any necessary software for the purpose of fulfilling the duties of the Secretary/Treasurer position.

Second: Laura Manassa

Vote: Motion passed unanimously.

APPROVAL OF JUNE BOARD MEETING MINUTES

- The Board reviewed the minutes from the June 20, 2026 Board of Directors meeting.

Motion: Roy Swainson moved to approve the June 20, 2026 meeting minutes.

Second: Reiley Stoneburner

Vote: Motion passed unanimously.

TREASURER'S REPORT

- The Treasurer's Report dated August 8, 2026, was presented to the Board.

Motion: Roy Swainson moved to approve the Treasurer's Report dated August 8, 2026.

Second: Laura Manassa

Vote: Motion passed unanimously.

COMMITTEE UPDATES

A. Roads and Equipment Committee

Motor Grader Engine Rebuild

- The Roads and Equipment Committee determined that an engine rebuild for the motor grader was necessary due to low compression. Several community members with heavy equipment experience participated in the evaluation and discussion.
- Engquist was selected to complete the engine rebuild. The current engine is rebuildable, allowing the HOA to receive a core credit/refund.
- The proposal was presented to the Board by email on July 21, 2026, and the Board voted unanimously to proceed.
- Fred Penoyer is preparing the engine for P&J to complete the engine swap.
- **Current issue:** A water pump for the replacement engine is still needed.
- **Target:** Have the engine ready by late September, 2026.

Motion: Roy Swainson moved to affirm the Board's prior email vote regarding the motor grader engine rebuild, authorize the use of reserve funds, and proceed with the project as soon as possible.

Second: Steve Coleman

Vote: Motion passed unanimously.

Equipment Usage

- Equipment hours for the current season were reported as follows:
 - Backhoe: 10 hours
 - Motor grader/blade: 70 hours
 - Loader: 32 hours

Water Truck

- The Board discussed the current water truck and ongoing insurance and liability concerns.

- The truck has a 200-gallon capacity and operates at approximately 20 gallons per minute, providing approximately 10 minutes of continuous use.
- The water truck is currently not authorized for use because it is not insured. The Board discussed the recurring difficulty of obtaining insurance due to liability concerns.
- Options discussed included:
 - Selling the existing water truck, with an estimated value of \$10,000–\$20,000.
 - Obtaining insurance for the existing truck at an estimated cost of \$600 to allow it to be used as a road maintenance truck while replacement options are researched.
 - Evaluating alternative equipment, including a water trailer that could serve multiple community needs.
 - Encouraging homeowners to consider installing IBC totes/cisterns on their properties for individual firefighting purposes.
 - Evaluating the community's broader needs for road maintenance and equipment.
- The Board clarified that the truck is not authorized for firefighting purposes and will be treated as a road maintenance truck while the Board evaluates replacement equipment.
- The Roads and Equipment Committee will research alternatives and associated costs over the next 12 months.
- There was an original motion by Laura Manassa to sell the existing water truck. The motion was seconded but was subsequently modified during discussion. No vote was taken on the original motion.
- The Board authorized one year of insurance on the existing water truck and will use that period to research replacement equipment and establish the truck's value.

Motion: Laura Manassa moved to sell the existing water truck.

Second: Reiley Stoneburner

Vote: No vote was taken.

Motion: Steve Coleman moved to obtain insurance coverage for the existing water truck for one year. During that one-year period, the Board will research and identify replacement equipment, with a deadline of 12 months from the date insurance is obtained.

Second: Roy Swainson

Opposed: John Kraft

Vote: Motion carried.

B. Clubhouse Committee

New Clubhouse Chair

- Laura Manassa was introduced as the new Clubhouse Committee Chair.

Starlink Internet Service

- Herb Grote led a discussion regarding replacing the Clubhouse's existing DSL internet service with Starlink.
- The Board discussed Starlink's residential and business plans and determined that the residential plan may be used based on the Clubhouse's needs. The 100 Mbps residential plan was considered sufficient for Clubhouse operations and is approximately \$150 per month. The initial Starlink equipment/startup cost is approximately \$300.
- The Board also discussed the cost of a paid Zoom subscription, estimated at \$20 per month.
- The goal is to install Starlink prior to winter.

Motion: Reiley Stoneburner moved to replace the Clubhouse's DSL internet service with Starlink under the 100 Mbps Residential Plan while retaining the existing landline.

Second: John Kraft

Vote: Motion passed unanimously.

C. Lake Committee

- The Lake Committee reported that two subcommittee meetings were held to develop potential improvements to the lake. The Lake Committee subsequently met to discuss those ideas.
- The September Board meeting will include discussion of the proposed short-term and long-term lake improvement plans.
- The dry hydrant project is progressing with installation anticipated for late September or early October.

D. Architectural Control Committee

- The Board received the following Architectural Control Committee updates:
 - Fred Penoyer's fence plan, submitted in July 2026, was approved by the Architectural Control Committee.
 - Angela Barrow's lot cluster involving Lots 250 and 251 was approved by the Architectural Control Committee.
- The Board was reminded that the Declaration of Covenants and Bylaws are available on the HOA website.
- President Swainson reminded the Board and membership of the Board's fiduciary responsibility to follow and enforce the governing documents. Members were encouraged to seek HOA approval before beginning projects that require a permit and/or an accompanying HOA approval letter.

COVENANTS, RULES & REGULATIONS, AND POLICIES & PROCEDURES

A. Meta Johnston: Bulldozer (Covenant 11)

- The Board was informed that the HOA's legal counsel has filed an injunction against Meta Johnston regarding the bulldozer.

- Additional information regarding the Board's prior actions is contained in previous meeting minutes. Ms. Johnston has been provided copies of the relevant documents and is aware of the legal action.
- The injunction was filed in Gunnison County the previous week. The next step is for the County to serve Ms. Johnston. Following service, she will have 21 days to respond.

B. Camping Policy

- John Mikkelson raised a question regarding the HOA's camping policy and whether non-lot owners may camp on a lot with permission from the lot owner.
- The Board reviewed the policy, noting that Section 2 of the policy states "Camping by persons other than the Owner of a Lot is prohibited...However, this provision shall not prohibit an Owner from having guests on the Lot while such Owner is camping."
- President Swainson suggested including this clarification as an educational item in the Annual Meeting mailout.
- **Action Item:** Consider including clarification of the camping policy in the Annual Meeting mailout.

NEW BUSINESS

A. Community Fire Mitigation

West Regional Wildfire Council

- Moe Coleman reported that approximately 54 acres of common ground are located on Round Mountain. Steve Coleman, Moe Coleman, Mike Testani, and John Kraft met with Scott Lehey of the West Region Wildfire Council to discuss potential wildfire mitigation strategies.
- Mr. Lehey recommended consideration of a fire line and mitigation of the lower portion of the common ground, particularly areas near roads that could potentially become blocked during a wildfire. The West Region Wildfire Council indicated that it could potentially address approximately 10 acres.
- The Board also discussed estimates from several fire mitigation companies currently working in the neighborhood. Preliminary costs were approximately \$4,000 per acre, depending on terrain.
- Moe Coleman will investigate the possibility of working with the Colorado Youth Corps, which previously completed fire mitigation work near the Round House.

Forest Restoration and Wildfire Risk Mitigation Program

- The Board discussed the state Forest Restoration and Wildfire Risk Mitigation program, which provides funding for community wildfire mitigation projects.
- The current application period is August 3 through October 8, with awards anticipated February 8.
- The Board discussed the possibility of establishing a dedicated line item for community wildfire mitigation in future budgets.

- **Action Items:**

- Revisit the discussion with Scott Lehey to determine whether the Burn Bot option or traditional wildfire mitigation would be the better fit based on project timeline and budget.
- Reiley Stoneburner will assist Moe Coleman with researching mitigation options and developing a recommended approach.

B. Slash Pile

- The Board discussed the current slash pile, which is at capacity.
- Potential options include expanding the perimeter of the existing slash pile or establishing a second slash pile.
- **Action Item:** The Board will research safe options for increasing slash pile capacity and consult with the heavy equipment operator regarding feasibility.

C. Leaning Tree on Kebler

- John Kraft requested that the Roads and Equipment Committee inspect a tree along Kebler Road that appears to be at risk of falling into the roadway.
- If the tree is located within the road right-of-way, the HOA will arrange for its removal. If the tree is located on private property, the property owner will be contacted regarding removal.
- **Action Item:** Roads and Equipment Committee to inspect the tree and determine its location relative to the road right-of-way.

ADJOURNMENT

- There being no further business, Roy Swainson moved to adjourn the meeting at 11:25 a.m.

Motion: Roy Swainson moved to adjourn the meeting.

Second: John Kraft

Vote: Motion passed unanimously.

ACTION ITEMS

- ☐ Consider including clarification of the camping policy in the Annual Meeting mailout.
- ☐ Moe Coleman to revisit the discussion with Scott Lehey to determine whether the BurnBot option or traditional wildfire mitigation would be the better fit based on project timeline and budget.
- ☐ Reiley Stoneburner will assist Moe Coleman with researching mitigation options and developing a recommended approach.
- ☐ The Board will research safe options for increasing slash pile capacity and consult with the heavy equipment operator regarding feasibility.
- ☐ Roads and Equipment Committee to inspect the leaning tree on Kebler and determine its location relative to the road right-of-way.

**Roy Swainson,
President**

**Reiley Stoneburner,
Secretary/Treasurer**