

Minutes  
Meeting of the Board of Directors  
of  
Eby Creek Mesa Homeowners Association  
June 9, 2016 at 5:30PM  
held at Eby Creek Park Pavilion

1. Call to order- ***The Board of Directors meeting held on June 9, 2016 was called to order at 5:38PM***
2. Establish Quorum – ***Present at this Board of Directors meeting were President Todd Horn, Vice President Kevin Kromer, Treasurer Wendy Sacks, Board Members Vern Brock, Georgie Zinda and Dave TerBush. Also present was DRB committee chairman James McDonough. Not present at this meeting was Secretary Teak Simonton. Meeting minutes were taken by Dave TerBush in the absence of the Secretary.***
3. Welcome new board members and sub committees Dave TerBush and James McDonough BOD  
***After formal introductions, Wendy Sacks turned over Eby Creek DRB information binder to James.***
4. Approve Board of Directors meeting Minutes from May 17, 2016. ***Wendy Sacks motioned to approve the Minutes for the Board of Directors meeting held on May 17, 2016 as presented, Kevin Kromer seconded and the motion was passed unanimously.***
5. Treasurers Report – ***Wendy Sacks discussed the prior months expenses and provided Current Balances of Eby Creek HOA: Checking: \$ [REDACTED] Savings: \$ [REDACTED]***
6. DRB – ***Fred and Mary Kessler, 258 Mesa Drive, Lot A-179 – requesting approval to expand rear 2<sup>nd</sup> story patio deck. Wendy Sacks motioned to approve the Kessler’s rear deck expansion/addition as presented. Vern Brock seconded the motion and the motion was passed unanimously.***
7. Update on parking on empty lots on mesa dr. – ***Wendy Sacks was unable to visit lots in question and asked that this topic be tabled until the July meeting***
8. Update on by-laws from attorney – ***Wendy Sacks agreed to send out red-lined version of current By-laws for all Board Members to review.***
9. Discuss update to DRB guidelines and or regulations – ***Kevin Kromer brought up the topic of open fire pits throughout Eby Creek upon formal requests from homeowners. Currently, Kevin believes that the “open burning” needs to be defined in the DRB guidelines.***
10. Update on bike path from tabled meeting on cost of RFP – ***Kevin- no new update on topic , Wendy Sacks discussed the survey. Vern Brock presented and discussed a copy of his company’s uncompleted RFP for the Eby Creek Path. Vern is still looking to be compensated for this initial work he and his company provided in November of 2013. The Board agreed to request competitive costs for surveying and conceptual design from High Country Engineering and Alpine Engineering in order to gauge a fair price to compensate Brock Engineering for the completed work thus far.***
11. Appointment of Rules appeals and DRB committees - ***Eby Creek Design and Review Committee members are James McDonough Chairman, Kevin Kromer and Vern Brock committee members. It was determined that the DRB does not have permissions to grant variances, all variances need to be presented and approved only through the Board of Directors.***
12. Discussion on CPA bid BOD- ***The Board reviewed the proposal from Turner and Associates to provide bookkeeping services for \$4,100 annually. The Board requested at least one more estimate/bid before making a decision on this topic. Todd Horn agreed to seek additional bids to be presented in the July 2016 Board meeting.***
13. Old business -
  - a. ***Rogers- Kevin Kromer requested that Eby Creek HOA attorney Mike Dunleavy file lien***
  - b. ***Sollis- letter was sent to Sollis regarding the clean-up and re-vegetation of all disturbed areas by July 1, 2016***
  - c. ***Kristina Thompson (Park committee) is speaking with excavators on pricing for adding gravel and expanding the current play ground.***
  - d. ***Park Horse- tabled while Todd Horn and Vern Brock explore options and pricing***
14. New business BOD
  - a. ***Brush hog open areas- Wendy Sacks posed the question of hiring the landscaper to brush hog all Eby Creek open spaces. The Board agreed not to move forward at this point in time. The Board will readdress in late summer if needed.***
15. Executive session, per C.R.S. 38-33.3-308 [4] [f] if needed for lot # 220 c BOD – ***not needed in this meeting***
16. The next Board of Directors meetings are currently scheduled for:
  - a. ***Thursday July 14, 2016 @ 5:30PM to be held at the Eagle town library***
  - b. ***Thursday August 11, 2016 @5:30PM to be held at the Eagle town library***

17. Adjournment – *Meeting was officially adjourned at 7:35PM*

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