

Painted Pastures Owners Association

February 21, 2022 Zoom Application Meeting of the Board of Directors

Minutes

- **Attendance and Call to Order**-President John Tallichet called the meeting to order at 3:04 pm. Attending were John and Bill Tallichet, Diane Sencak, Russ Hatle, and Keith Edquist. Director Larry Stewart was unable to attend.
- **Approve minutes of 10/29/21** –There was a motion (Bill T.) and second (Diane S), with all in favor to approve these minutes. They should be posted to the BelleVista website.
- **Public Comment**- None
- **Approve revision of Design Guidelines** – Allison Webb of Imprimis had revised language in the approved Design Guidelines to replace that existing in regard to allowable colors. This language was adopted via a motion (Bill T.) and second (Sencak), with all in favor. There followed another motion, as a consequence of the above, to approve the house colors (white siding/dark grey trim) on the home on Lot 67. This motion passed without dissent.

There followed note that Painted Pastures will retain the landscape deposits on lots 67 and 68 until such time as landscaping as submitted and approved by DRC shall be installed. In regard to an incomplete southern elevation on Lot 68, the same retention of deposit will apply until such time as either the original builder, or the present owner completes construction on that part of the home per the submitted and approved plans. Hatle indicated Lot 68 builder Jose Pizarro has an agreement with the new owner to do so, and complete the landscaping at the same time, but said he has not seen this.

- **Motion to retain Kevin Michelson, licensed Colorado architect.** Edquist reviewed Michelson's qualifications and hourly rate of pay (\$125/hour, billed in quarter hour increments). There followed a motion and second (John T/ Bill T) to accept Mr. Michelson at the stated rate of compensation to review submitted plans for homes to be built in Painted Pastures aka The Meadows. Architect is to be paid via applicant's fees for submission of plans.

As there is a need for a third member of DRC as outlined in the present Guidelines, Director Bill Tallichet will join Michelson and Hatle to comprise this body. Edquist is to solicit another member from the Painted Pastures

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homeowners to act in this capacity. At such time it is expected Mr. Tallichet will resign from the active committee.

- **Consider revision of DRC Guidelines**-Manager Edquist stated that Mr. Reed had planned to revise and simplify the PPDRC Guidelines last winter, but with his resignation Edquist offered to do so. He sought 10 hours of time at \$45 per hour to revise the Guidelines, and there followed a motion and second (John T/Bill T) to this effect, which passed without dissent.
- **Motion to increase DRC fees**-there had been a suggestion to reduce the applicant fees for lesser projects subject to design review to \$150 in the October 2021 Board meeting. The Board voted to accept this change, and in addition made a motion and second (Bill T/Diane S) to raise the applicant fees for whole house construction to \$1000 from the present \$500. This motion passed without opposition. The intent will be to pay architect Michelson and Manager Edquist from these fees as they accrue to the Painted Pastures operational account. Edquist to submit his charges with his monthly management invoices and Michelson by monthly categorized invoices by lot number/builder/owner as necessary for tracking by PPOA accountant Kim Clinco/Rocky Mountain Accounting Services.

The changes above in respect of the Webb acceptable color language and the PPDRC applicant fees will need to be made with immediacy. Edquist will therefore submit these revisions to the Board for approval and implementation prior to the wholesale revision of the Guidelines. Once accepted/amended and dated they should also be posted to the PPOA portion of the BelleVista website.

Last, Edquist said he had completed the Responsible Governance Policies previously approved for production. He said they will need review and approval of the Board and also that some were easily accepted while others may take some discussion in further meetings. He was asked to forward these, and said he would do so with suggestions regarding their acceptability as written and noting the others which may require discussion/review.

- **Adjourn**-there being no further business to be addressed, there was a motion to adjourn and the meeting concluded at 3:50 pm.

Respectfully submitted,
Keith M. Edquist, Association Manager

John Tallichet, PPOA President