

# Painted Pastures Owners Association

## October 29, 2021 Telephone Conference Call Meeting of the Board of Directors

### Minutes

- **Attendance and Call to Order**-President John Tallichet called the meeting to order at 10:33 am. Attending were John and Bill Tallichet, Diane Sencak, Larry Stewart Tammy Hutchinson, Russ Hatle, and Keith Edquist.
- **Approve minutes of 3/26/21** –There was a motion (Stewart) and second (Sencak), with all in favor to approve these minutes.
- **Approve draft budget**- Manager Edquist had prepared and submitted a 2022 draft budget with proposed assessments at \$200 annually as in 2021. He said, however, that expenditures did not support that level of assessment, as expenses through September were well below budgeted amounts. He suggested a more supportable assessment level for owners would be \$150 annually. John T moved to reduce annual assessments for 2022 to \$150 per year, Larry Stewart seconded this and all were in favor. Edquist noted engagement by Mountain West brokers of a Directors and Officers policy for the Painted Pastures Board, at an additional premium of \$845 per year. This expense was included in the draft budget.
- **Approve interest and late fees to apply to unpaid assessments**  
Edquist had recommended implementation of interest charges and late fees on unpaid assessments at 12 percent per annum with a \$15 late fee monthly for assessments past due by 60 days. This was in response to nine unpaid annual assessments in October that were billed/due in January. The interest rate and late fees are authorized by the Painted Pastures Bylaws. Bill T moved to approve, Diane seconded and all in favor. Edquist will advise bookkeeper and these charges will be added In November/December and be applicable next year.
- **Approve reduced fee for Design Review submission for minor projects**  
Edquist had proposed a \$150 DRC fee for owners wishing to make changes to existing properties such as deck or solar additions, fences, retaining walls, minor landscaping etc. John T moved to approve, Bill T second and all in favor. (This change will require amendment to present DRC Guidelines).
- **Approve proceeding with the creation of Responsible Governance Polices for Painted Pastures**  
Edquist led a discussion regarding commonly encountered issues in Owners Associations and Colorado laws enacted in 2005 to create policies in accordance with which an

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association will act should such issues arise. Directors were provided with a list of these required policies prior to the meeting. Management charges a flat fee of \$400 to draft these policies, review them with the Board of Directors, fine tune them to reflect the way in which Painted Pastures chooses to act with its owners and then distribute them to owners. After brief discussion of their usefulness and standing in regard to other governing documents, John T moved to proceed with the creation of the Responsible Governance Policies, Director Stewart seconded; all in favor none opposed. Edquist was asked to send sample documents to the Board for review prior to another Board meeting.

- **Updates**-Edquist noted and Director Stewart agreed the property at the end of Roan Court no longer was in such poor shape as under its prior owner and tenant. There is a new owner and perhaps new tenants. Regardless the appearance is better.

Annual meeting is to be held via the Zoom application and in person at the Silt Library conference room on Tuesday November 16<sup>th</sup>.

- **Adjourn**-there being no further business to be addressed, there was a motion to adjourn and the meeting concluded at 11:08 am.

Respectfully submitted,  
Keith M. Edquist, Association Manager

John Tallichet, PPOA President