

## SBFE Board Meeting Minutes December 19, 2022

Board Members absent: Valerie Altgilbers, Dave Rogers, and Steve Hess

Property owner lot 101 in attendance

### **Meeting Minutes**

Laura Kawton-Rothsching Lot 101 attended the BOD meeting and submitted a 2023 BOD Candidate Form. BOD welcomed her and thanked her for attending and having interest to volunteer on the BOD. We asked that she stay and attend a few more meetings to gather more insight as to what the BOD does and the operations of the community.

Meeting Minutes 11//21/2022 tabled by Desiree Marciniak as there is no quorum. Desiree will email to the BOD for approval.

Review and discussion about workshop with Jeff Hauke, Dave Rogers, Judy Nowlin and legal counsel Stephanie Wilson regarding the proposed Amended Bylaws and revisions to the Rules and Regulations. The workshop was very productive and at the conclusion of the meeting the attendees felt we were in a good place to make the changes and review another clean version. Desiree would get the updated documents to Stephanie within the week and work on further review with legal and loop in the attendees. Goal is to have the mailer out by the end of the year all pending if the BOD and legal felt the documents were ready to go.

### **Treasurers Report and other relating finance presented by Judy Nowlin**

Treasurer report for November tabled by Judy Nowlin as there was no quorum.

Judy Nowlin review revision to 2023 Operating Budget to add 22 cycles. H2O Works Agreement notes 19 cycles are guaranteed which the community has averaged 20-21 historically so it makes sense to budget accordingly. Reduction in cost to the Bridle paths, shop, and yard to offset update. Desiree will send the revised budget to the BOD via email to approve the changes, so we are ready to send in the community mailer.

### **Irrigation presented by Jeff Hauke**

Property 176 leak at rear of property was repaired.

Greg Luebkin is to perform preventative maintenance on the gates in all the Standpipes and advise if the BOD needs to obtain quotes on replacement gates.

Greg Luebkin to provide a detailed proposal on the repair of the line running south from Standpipe #1. The BOD will review and decide if video work is warranted and if needed the BOD will access what other irrigation lines should be videoed to access the need for additional repair/replacement or root issues.

Greg Leubkin to provide a proposal to remove the concrete ad rocks and adjust the grade of the dirt to access the SBFE mailbox. This needs to be completed as the areas is not level and a hazard.

Property lot 176 shows line crack that needs to be repaired, communication to be sent to property owner.

Property owner Lot 271 dumping in the Bridle Path, communication to be sent to property owner.

Greg is not to come onsite following rain unless a BOD has provided approval. The BOD will assess the rainfall, and lots holding water and determine when the irrigation service will resume and notify Greg Luebkin.

Jeff will speak to Greg Luebkin as the BOD is still waiting on the proposal to remove the rock correct the grade and add concrete to the area at the entrance of the wellsite.

Greg has finished his review of the Standpipes and will advise what is needed for the upcoming preventative maintenance.

Greg Luebkin to be given permission to schedule video work to be performed on Standpipe #1 and the line off 52<sup>nd</sup> Street and Charger Oak to see what is causing the blockage of the water flow.

Meeting closed at 8:15p.m.