

Agenda

Hyalite Foothills HOA Board Meeting

January 10, 2023 - Called to order by President

Attendees: Sean Burrows, Sallee Nelson, Martha Case, Anne Dingerson

1. Approve previous minutes
 - a. Motion to approve from Sallee, 2nd by Martha - Motion passed.

2. Old Business:
 - a. Update on Architectural Application reviews;
 - i. Lot 38 - documentation and drawings are inconsistent in terms of determining house color. Next steps - follow-up with homeowner to clarify exterior color
 1. Approved via email correspondence with the homeowners
 - ii. b. 318 Starling - discussion on septic permitting for adu with additional water plus 1,000 sq ft add-on
 1. Variance update was accepted by the homeowner, homeowner will provide photo documentation of the variance compliance. Awaiting final photo documentation.
 - b. Re-activate bylaws (modern standards) (Anne)
 - i. Sean providing introduction to Mari and Bob so that Anne can begin by-laws re-fresh
 - c. Revise architectural standards (Arn)
 - i. Waiting report from Arn
 - d. Assessments for violation (Sallee)
 - i. Some discussion on comparable neighborhoods to solicit for guidance on violation governance. Sallee will take the next steps.
 - e. Hyalite Creek proposed subdivision update (Sean)
 - i. Fact finding next steps concluded December 9th, we are still inside the appeal window. Sean will reach out to determine final timing.
 - f. Any snow removal issues?
 - i. We are relying on the board/neighbors to give feedback on the condition of the roads when it snows or thaws. We need to remain vigilant in terms of feedback in order to optimize snow removal.

3. New Business:
 - a. New Architectural Reviews
 - i. Nothing new in the queue.
 - b. 25 S. Chickadee request for change in setbacks
 - i. The board will not approve any variance requests without a submitted and completed architectural application and review by the architectural committee.
 1. Policy motion to approve by Martha
 2. Second by Sallee, Sean, Anne
 - c. Reported covenant violation at 646 Meadowlark
 - i. Some discussion regarding the on-going issues with machinery and materials storage by a tenant.
 - ii. Board has drafted a notice of violation and will send to the residence.
 - d. Other identified covenant issues

- i. No additional issues to discuss at this time.
 - e. Bright lights: request for neighborly consideration made in November newsletter. Do we (HOA Board) need to take additional action?
 - i. Corrective actions taken; newsletter campaign and additional communications. Downward facing fixtures are part of the architectural review policy which most homes have.
 - ii. Board has completed action on this item.
 - f. Meadowlark Park: Mike Certo had volunteered to lead improvement efforts. We had asked him to check in with previous volunteers (Pat Wilson) and bring proposal to board.
 - i. Waiting on word from Mike with a proposed plan for board approval. The work will be volunteer only and maintained by volunteers or sustainable.
 - g. Posting of architectural reviews to website
 - i. Anne hasn't done this yet but will reach out to Tim our web designer.
 - h. Posting of board minutes to website?
 - i. Anne hasn't done this yet but will reach out to Tim our web designer.
- 4. Treasurer's Report
 - a. Circulated by Martha in prep for this meeting
 - i. November Summary
 - 1. Lawyers bills to fight the Hyalite Creek subdivision have been paid. We were only slightly over budget for this. Dues letters were printed in November.
 - ii. Mail correspondence for newsletter and Hyalite Creek communication has put use nearly at our annual correspondence budget. We will likely go over budget this year.
 - iii. Some discussion on the by-law revisions/amendments, how much legal fees might be plus correspondence.

Meeting adjourned - Motion by Sallee, Second by Martha, Sean and Anne

- 5. Items to carry forward for future discussion:
 - a. Wood chips for playground
 - b. Noxious weed letters to specific properties
 - c. Shade shelter near playground
 - d. Cougar sign at 19th
 - e. Ideas for Spring newsletter
 - f. Summer ice cream social
 - g. Saving some young evergreens in Cougar Park
 - h. Date for park mowing. Do we mow Meadowlark Park?
 - i. June yard sale