

Kernan Creek Ranch HOA Board of Directors Meeting Minutes

August 18, 2023

Attendees: Gregg Esenwein, Philip Dixon, Doug McGuire, Chris Becker

Called to order: 4:59 P.M.

A Board of Directors meeting of the Kernan Creek Ranch Homeowners' Association (HOA) was held as a result of the recent annual meeting. It was convened at the McGuire "dog training shed."

The purpose of the meeting was to discuss the recent annual meeting and the proposed refinements to the covenants/policies/rules/bylaws discussed at that meeting. It is the desire of the HOA President to send a letter via email to the entire membership, laying out the process and a call for comments.

Discussion topics included, but not limited to:

- a) Deficiencies with covenants, bylaws, policies, and rules and what can be done, or not be done now.
- b) Questions and discussion on the 2006 actions by the board, on CO SB 05-100 documentation requirements.
- c) Financial limitations to getting same corrected into proper shape.
- d) The artifacts that should be generated as a result of these updates.
- e) Varying levels of participation of the homeowners in working towards solutions.
- f) Getting a notice sent and feedback solicited as soon as possible.
- g) Garnering as much participation as possible from the membership.

It was concluded that the President would revise the proposed letter, based on discussions. He would then send this out to all the board members to get their feedback before sending it along to the membership.

The meeting ended after about one hour.