

Common Area Committee Meeting

on Wednesday, April 2, 2025 at 15:00 MST

Summary: The committee, comprised of Wade Barfield, Steve Crosby, Keith Stanford, Nate Tribby, Kelly Jardine, Eileen Ahern, and Randy Kling, finalized a revised charter for the association, addressing responsibilities, authority (including emergency response), and liability. Key changes include removing unnecessary paragraphs, clarifying contracting authority, and broadening the scope of responsibilities beyond roads to encompass all common areas. Randy Kling will send the revised charter to the board for review before their meeting, and will also draft motions for both sign and charter approval for the April 10th committee meeting.

Common Area Committee Meeting

on Wednesday, May 14, 2025 at 18:00 MST

Summary: Randy Kling's proposed charter change regarding reserve fund usage for road work was discussed but ultimately struck due to concerns about board approval and bylaws, while paragraph 2.1 was simplified to "a signed contract." Keith Stanford emphasized the need to provide the board with clear rationale and examples for emergency road funds. The committee discussed monsoon road maintenance, full road grading scope, wash crossing solutions, and began initial planning for the FY26 budget request, setting tentative June agenda items and deciding Steve Crosby will report on recent grading work. The status of the Ivanho Electric proposal, Copper Mark certification, and the High Lonesome entry sign were also briefly addressed.

Common Area Committee Meeting

on Thursday, June 12, 2025 at 18:00 MST

Summary: The participants, including Randy Kling, Nate Tribby, Wade Barfield, Keith Stanford, and Eileen A, discussed several key items. The committee decided to tentatively schedule a full road grading for the third week of August and will inform Dustin of this plan. Furthermore, the group agreed to finalize the charter amendment via email after Steve incorporates language addressing insurance and defining "projects."