



Agenda

Board of Directors Regular Meeting

September 16th, 2025 at 5:00 PM

In Person at 106 Adams Ave, Silverthorne, CO 80498, or Via Zoom or Phone

Via Zoom: <https://us06web.zoom.us/j/82890865997>

Phone: 1-720-707-2699, ID: 828 9086 5997

1. Attendance
2. Approval of Meeting Minutes – September 16th, 2025 PG 4
3. Public Comments, Presentations, and Requests
4. Financial Matters
 - a. Approval of October 2025 Payables..... PG 7
 - b. September 2025 Financial Statement..... PG 9
 - c. August 2025 Sales Tax..... PG 17
 - d. Cash Flow Report PG 18
 - e. Audit Engagement Letter PG 19
 - f. [2026 Budget](#)..... PG 23
5. Manager Reports
 - a. Manager Report – Will Yates PG 28
 - i. Old Tank Two Removal Project Proposal PG 32
 - b. Water and Sewer Report – Mike Baum..... PG 38
 - c. WSI Water and Sewer Report..... PG 40
 - d. Streets and Drainage Report – Calvin Stewart PG 41
 - i. Ryan Gulch Storm Sewer Project Proposal..... PG 43
 - e. Administrative and Covenant Report – KayDee Nolan..... PG 45
 - i. Signed Covenant Violation Resolution Extension Agreement PG 46
6. Architectural Review (See links for Applications in Asana)
 - a. [38 Bashore Ct, Roof \(Approved\)](#)
 - b. [89300 Ryan Gulch Rd CCDD, Windows \(Approved\)](#)
 - c. [109 Saddle Ridge Dr, Paint \(Approved\)](#)
7. Administration and Other Matters
 - a. 300 Lodge Pole Cir Follow Up PG 48
8. Executive Session – Personnel Matters
9. New Business