



Agenda

Board of Directors Regular Meeting

July 15th, 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: 845 0738 1948

1. Attendance
2. Approval of Meeting Minutes – June 17th, 2025PG 1
3. Public Comments, Presentations, and Requests
4. Financial Matters
 - a. Approval of July 2025 PayablesPG 5
 - b. June 2025 Financial Statement.....PG 7
 - c. May 2025 Sales Tax PG 13
 - d. Cash Flow Report..... PG 14
 - e. BMMD 2024 Financial Audit Report..... PG 15
 - f. BMMD/ M&W Engagement Letter 2025 PG 54
5. Manager Reports
 - a. Manager Report – Will Yates..... PG 59
 - b. SRF Loan Fire Hydrant and Isolation Valve Project – Stan Miller Inc PG 61
 - c. SGM Status Report PG 72
 - d. WSI Water and Sewer Report PG 76
 - e. Streets and Drainage Report – Calvin Stewart..... PG 77
 - f. Administrative and Covenant Report – KayDee Johnson..... PG 78
6. Architectural Review
 - a. 131-186 Burgundy Circle, Driveway Modification (Approved)..... Google Drive
 - b. 230 Lodge Pole Circle, Landscaping (Approved)..... Google Drive
 - c. 301 Fawn Ct, Roof (Approved)..... Google Drive
 - d. Treehouse, Walkways (Approved)..... Google Drive
 - e. 5 Eagles Nest Ct, Fence PG 79
 - f. 17 Twenty Grand Dr, Deck..... PG 80
7. Administration and Other Matters
 - a. Regulations for Defective Infrastructure – Article V 500.03
 - b. Board Policy Manual Drafted Updates PG 86
 - c. Executive Session Summary PG 89
8. Executive Session 24-6-402(4)(f), CRS: Personnel Matters
9. New Business