



Agenda

Board of Directors Regular Meeting

10.20.2026 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 (1 minute)
2. Approval of Meeting Minutes – September 15, 2026, (2 minutes) PG #5
3. Presentation (30 minutes)
 - Audit presentation by Kyle Logan with Logan and Associates
 - a. 2025 Management Letter PG #8
 - b. Financial Statements Google Drive
4. Financial Matters (30 minutes)
 - a. Proposed budget Google Drive
 - b. October 2026 Financial Report
 - c. Executive Summary PG #10
 - d. Cash Position PG #11
 - e. Cash by Categories Report PG #12
 - f. August Sales Tax Report PG #13
 - g. Profit & Loss Budget Performance General Fund..... PG #14
 - h. Profit & Loss Budget Performance Utility Fund PG #17
 - i. October 2026 Payables: September 2026 Bills Paid and Outstanding Accounts Payable PG #20
 - Motion:** Approve the October 2026 payables as presented and ratify payments made in September.
5. Manager's Reports (10 minutes)
 - a. Administration, Finance, HR, Project Management – District Manager PG #22
 - b. Arch Reviews, Bookkeeping, Covenants, Office Admin - Office Manager PG #23
 - c. Streets, Drainage, Facilities and Fleet Manager - Street Manager PG #24
 - d. Water & Sewer Department Report- Water Operator PG #26
 - e. Water & Sewer Operations - Water Solutions Inc PG #27
 - f. Capital Improvement Projects (non-loan) Dashboard PG #29
 - g. SRF CIP Loan Dashboard PG #30
6. Architectural Review (10 minutes)
 - a. 6967 Ryan Gulch Road Villamont HOA (Roof) Google Drive
 - b. 6916 Ryan Gulch Road Villamont HOA (Roof) Google Drive
 - c. 21 Deborah Lane Forest Park HOA (Siding)..... Google Drive
 - d. 6966 Ryan Gulch Road Villamont HOA (Other Remove Stairs)..... Google Drive
 - e. 6901 Ryan Gulch Road Villamont HOA (Deck Modification) Google Drive

- f. 10 Stephanies Way (Fence/Safety Concerns) Google Drive

Motion: Ratify architectural applications a-e.

Approve: application f, approve, deny or give direction

7. Administration and Other Matters (0-5 minutes) None at this time
8. New Business (0-5 minutes) None at this time