



Agenda

Board of Directors Regular Meeting

August 19th, 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 – July 15th, 2025..... PG 5
3. Public Comments, Presentations, and Requests
 - a. Lodge Pole Village (Lodge Pole Ct) Dead Tree Removal..... PG 10
4. Financial Matters
 - a. Approval of August 2025 Payables..... PG 11
 - b. July 2025 Financial Statement..... PG 13
 - c. June 2025 Sales Tax..... PG 20
 - d. Cash Flow Report..... PG 21
5. Manager Reports
 - a. Manager Report – Will Yates PG 22
 - i. SGM Status Report..... PG 25
 - ii. PLC/SCADA Project..... PG 29
 - iii. Fire Hydrants & Valves Project..... PG 38
 - b. WSI Water and Sewer Report..... PG 77
 - c. Streets and Drainage Report – Calvin Stewart PG 78
 - d. Administrative and Covenant Report – KayDee Johnson..... PG 80
6. Architectural Review
 - a. 10-30 CR 1293-Rolling Ridge, Roof (Approved)..... PG 83
 - b. 57-73 Bashore Ct, Painting (Approved)..... PG 84
 - c. 131-186 Burgundy Cir-Burgundy Cir, Painting and Sealcoating (Approved)..... PG 85
 - d. 259 Fawn Ct, Windows, Siding, and Deck (Approved) PG 87
 - e. 3401 Ryan Gulch Rd-Summit Point, Repaving (Approved) PG 89
 - f. 9800-9825 Ryan Gulch Rd-Buffalo Ridge, Entry Way (Approved) PG 90
 - g. 9082 Ryan Gulch Rd, Bedroom Addition & Window (Approved) PG 92
 - h. 17 Twenty Grand Ct, Deck Modification (Approved) PG 95
7. Administration and Other Matters
 - a. Board Policy Manual Draft..... PG 97
 - b. Rules and Regulations Updates..... PG 116
 - c. Delegation of Authority Update..... PG 183
8. New Business