

Approved Minutes with corrections
York Gulch HOA Board Meeting
July 8th, 2026

Board Members in Attendance (in person and or virtually):

Kim Graham, Laurie Beckel (President), Megan Heine, Sergio Panelo, Chad Tyler (taking minutes), Melissa Pierce (VP), Tina (Treasurer)/Curtis DePoyster (Webmaster). Dave Gallaher.

Absent:

Heather Huntoon, Courtney Donovan and Nicole Savage. For voting purposes Courtney designated Laurie Beckel to cast a proxy vote on Courtney's behalf.

Call to Order:

- President Laurie called the meeting to order at 7:12PM and welcomed everyone.
- Thereafter, she asked Board Treasurer Tina Depoyster to provide a Treasurer's report to the Board.

Treasurer's Report (Tina Depoyster):

Tina provided a summary of the Association's finances which included the following:

Business Checking:	\$709.70
Business Savings:	\$13,976.97
Emergency Fund:	<u>\$21,474.03</u>

Total:	\$36,160.70
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President Laurie asked if there were any questions for Treasurer Tina about the Treasurer's report, and there we're none.

Thereafter, she took up the next agenda topic which was Board Member interest and nominations for the near-term new Association/Board year. Laurie asked Melissa Pierce head of the Board Member Nominating Committee to provide a summary of results for their efforts and process in soliciting Board Participation from qualified property Owners.

Nomination Committee:

Melissa thanked those that participated on the nominating committee and explained that a comprehensive "reach-out" was done to all owners via a letter of solicitation and posting on the association's website. In advance of the Board meeting Melissa/the nomination committee provided the following list of ten (10) owners that have submitted their names and general background information to be considered for Board Membership.

Courtney Donovan
Kimberly and Greg Graham
Laurie Beckel
Nicole Savage
George Slayton

Melissa Pierce
David Gallaher
Chuck Roberts
Tina and Curtis DePoyster
JJ Margiotta

Prior to the meeting, Treasurer Tina reviewed all of the candidates to ensure they were/are in good standing as members of the association, and it's confirmed they are.

With the Association's bylaws allowing from 5 to 11 board members, the slate of candidates did/does not result in a competitive election. Correspondingly, Laurie and Melissa led a discussion amongst the board members as to whether there should be an official vote cast by the homeowners (versus just approving/accepting the slate). There were opposing positions presented on this by various board members. However, ultimately it was agreed a vote would be conducted. Also, the Board agreed its bylaws need to be amended to provide clarity of how this dynamic (i.e. not having a full list of 11 possible candidates) is to be handled.

Summarizing the nominating committee's results and action plans, the Board will conduct the vote for the 10 candidates (plus a write-in) via a google ballot to all property owners which are in good standing. The link for the ballot will be included in the annual dues solicitation letter that goes out in July. It will also include information on why the nominees want to serve on the Board. This will be carried out prior to the Association's annual meeting on September 12, 2026, so the result can be shared with the property owners in attendance.

Review process for the 2026 Review of the Forest Service permit:

Dave Gallaher and Laurie have a meeting with Nicole Malandri on Tuesday, July 14th to review what is needed to update the permit.

With the opening of the Clear Creek Shooting Range, the Forest Service will be closing the dispersed shooting areas within the Forest Service. To see the projected areas to be closed: <https://arcg.is/Wn9zH3>.

Road Committee (Melissa Pierce):

Melissa gave an update on various recent road improvements carried out by the committee along with some near-term future planned improvements. Also, Dave Gallaher indicated he and Rusty are shopping to possibly buy a grader (i.e. grading machine), which the association may be able to periodically utilize.

The heavy equipment work day is scheduled for August 22 at 2pm. Contact Melissa with questions.

Fire Mitigation Committee:

Led by Board Member Dave Gallaher, he reported that;

- The community has been accepted as a "Fire Wise" Community
- Dave summarized what is required of property owners now as to commitments and actions to adhere to the "Fire Wise" designation. Other things include filling out a brief form to confirm how many hours we as residents have dedicated to various fire mitigation processes, on our properties.

After concluding the update/discussion on fire mitigation, President Laurie alerted the Board of some **miscellaneous community issues/matters**. Of particular importance is that the County is currently in a “Stage 2 Fire Ban”, protocols and requirements of this were briefly discussed.

In concluding the Board Meeting, President Laurie reminded everyone as to the annual meeting date for the Association, which is September 12th, 2026.

Activities and topics to cover/be included are:

- Chili-Cookoff
- Announce the new Board.
- Treasurer report and dues collection

Adjournment:

President Laurie asked if there was any old or new business the Board wanted to discuss beyond the foregoing, and being none, she concluded the meeting at **8:09PM.**