



Agenda

Board of Directors Regular Meeting

09.15.2026 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 minutes)
2. Approval of Meeting Minutes – August 13, 2026, (2 minutes) PG #5
3. Public Presentation (5-30 Minutes)
 - a. 100 Fawn Court PG #8
4. Financial Matters (15 minutes)
 - a. August 2026 Financial Report
 - b. Executive Summary PG #37
 - c. Cash Position PG #38
 - d. Cash by Categories Report PG #40
 - e. July Sales Tax Report PG #41
 - f. Profit & Loss Budget Performance General Fund..... PG #42
 - g. Profit & Loss Budget Performance Utility Fund PG #46
 - h. September 2026 Payables: August 2026 Bills Paid and Outstanding Accounts Payable PG #50
 - Motion:** Approve the September 2026 payables as presented and ratify payments made in August.
5. Manager's Reports (10 Minutes)
 - a. Administration, Finance, HR, Project Management – District Manager PG #51
 - b. Arch Reviews, Bookkeeping, Covenants, Office Admin - Office Manager PG #54
 - c. Streets, Drainage, Facilities and Fleet Manager - Street Manager PG #55
 - d. Water & Sewer Operations - Water Solutions Inc PG #57
 - e. Capital Improvement Projects (non-loan) Dashboard PG #58
 - f. SRF CIP Loan Dashboard PG #60
6. Architectural Review (10 minutes)
 - a. 17 Wildercrest Ct., Windows Google Drive
 - b. 592 Ryan Gulch Rd., Roof..... Google Drive
 - c. 591 Ryan Gulch Rd., Roof..... Google Drive
 - d. 3401 Ryan Gulch Rd., Walkway Replacement Google Drive
 - e. 9082 Ryan Gulch Rd., Unit #C, Deck Modification Google Drive
 - f. 252 Poplar Cir., Parking Modifications..... Google Drive
 - g. 95100 & 95200 Ryan Gulch Rd., Siding Google Drive
 - h. 2400 Ryan Gulch Rd., Repainting Google Drive
 - i. 91823 Ryan Gulch Rd., Remodel with hot tub..... Google Drive

- j. 282 Fawn Ct., Roof Google Drive
- k. 0006-0119 Spyglass Ln., (Spyglass HOA) Siding Google Drive
- l. Unit 10-60 60 CR., (Rolling Ridge HOA) Repainting Google Drive
- m. 57 Lodgepole Ct., Windows Google Drive
- n. 1361 Salt Lick Cir., Siding Google Drive
- o. 100 Fawn Ct., New Fence Google Drive

Motion: Ratify architectural applications a-m.

Approve: application n & o approve, deny or give direction

7. Administration and Other Matters (0-5 minutes)

- a. Streets Manager approved over the threshold of 32 hours of unpaid time off

Motion: Grant variance for unpaid time off

Approve: Approve or deny

- b. Give direction on employee handbook policy revisions regarding unpaid time off.

8. New Business (5 minutes).....

None at this time