

**Shadow Mountain Ranch Property Owners Association, Inc.**

**P. O. Box 637**

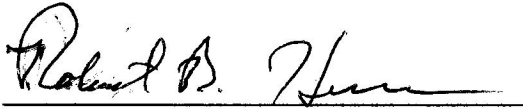
**Granby, CO 80446**

April 30, 2019  
Board members present

Minutes of Board Meeting for SMRPOA via conference phone call  
Julie Knauf, Tim Hileman, Bob Hunnes

1. Meeting called to order by Julie at 600 pm.
2. The purpose of the meeting was to appoint the three members of the Architectural Control Committee (ACC) as required by the Declaration of Covenants. The Board unanimously chose Chad Zeman to remain as Chairman, Jim White to remain as a continuing member, and Terry Stanford as the new member. Terry is the Director of Development for Koelbel's projects at Rendezvous in Winter Park and for Grand Elk in Granby. With these members, there will continue to be a representative from each of the three geographic areas of the POA.
3. Julie Knauf received a Variance Request for Lot 19 from Scott and Lisa Whittaker in their letter of April 18, 2019. Julie responded to them by email on April 19, 2019. She forwarded that information to the other Board members by email. At that time, it was the Board's incorrect understanding that this variance request would be a matter for the Board to decide. In fact, the Declarations clearly state that this type of request must be decided by the ACC. The operative language is in Section 6.5 of the Second Amendment of 12/12/1994.
4. Bob Hunnes was directed to contact Terry Stanford to confirm his participation on the ACC. Bob called Terry who accepted.
5. On May 5, 2019, Bob emailed the Board's direction to the ACC committee to review the attached information and convene a meeting of the Architectural Control committee to consider the Whittaker's variance request and to decide on that request. The ACC is to visit the site or to contact Whittakers for any additional information that might be required.
6. Meeting adjourned at 620 pm.

Written by:

  
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Bob Hunnes, Secretary

Approved by:

  
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Julie Knauf, President and Treasurer

Approved by:

  
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Tim Hileman, Vice President