

Dear Community Members,

We enjoyed meeting with so many of you this past Saturday at the annual winter meeting of the ACC. Thanks to everyone who was able to attend and provide input.

We covered many items, most notably the state of the ACC finances, a vote on a dues increase, and the appointment of a new member to the board.

Dave Harja has assumed the role of Treasurer, with great assistance from his wife, Heather. Over the last year, the Harja's have done a masterful job of updating our books and squaring accounts. While there were a few hiccups along the way, our systems are greatly improved and collections are nearly complete. This year, they hope to bring us fully into the 21st century with the ability to pay our dues online. Look for that news sometime this spring or summer. Thanks again to the Harja team for all their effort.

One of the outcomes of a hard look at the ACC's financial status was determining the need in the not-so-distant future to re-pave our roads. Mentioned at the summer meeting, the general consensus seemed to be that a dues increase made sense to lessen the size of the pending road assessment. This past Saturday, the attending members of the ACC voted overwhelmingly in favor of a \$300 increase to the annual dues (an extra \$75 each quarter), bringing the total to \$1400 annually. This increase will be included in the next billing cycle this January. All funds raised through this increase will be set aside in an account specifically held for road repairs.

For the first time in anyone's memory, two people actually volunteered to join the board at the same time. In lieu of a wrestling match, one community member agreed to step aside until next year. As a result, Chad Klein of Ober Strasse fame was voted onto the board as our new Secretary. Stand by for an update to the website that will include his impressive bio and handsome smile. For those who don't already know, Chad donated a lot of his time to improving our website, and will be a great source of technical expertise.

Chad replaces our outgoing President, Bob Thomas. Bob did an excellent job this year and during his time on the board in addressing and solving many issues facing the ACC, so please join us in thanking him for his time and toil. Bob took some time during the meeting to share his views on the best course for the community into the future.

His main point was the need to update our covenants and by-laws to better address our present-day issues. This is something we regularly discussed in our board meetings, and many members present on Saturday expressed agreement that improvements could be made.

As a result, we will be forming a committee to discuss suggestions and bring forward recommendations for the community to consider. The plan is as follows:

- 1) Any community members wishing to voice suggested changes or concerns should go to our website and read through all our governing documents. After compiling your thoughts, compose an email with your comments and send that email to the board. Include whether you wish to participate in the committee. Please do so by 3/31 (we will send out a final call in March).
- 2) In the spring, a committee will meet 2-3 times to review these suggestions and put together a set of recommendations to distribute at the summer meeting. The committee will also seek legal counsel regarding the changes and clarity in the process to enact any changes to our governing documents.
- 3) A summary of the recommendations and the process will be presented at the summer meeting, with the directive that potential action could begin at the winter meeting. This allows all community members ample time for involvement in this important work.

Another issue raised by our past President and often discussed in the board meetings was around the need for consistent and rigorous enforcement of our codes, particularly the levying of fines for parking on the roads. Please be sure your family and guests DO NOT EVER park on our roads during winter months, as our plow team does not operate on a set schedule and can pass through doing plow or preparation work at any time. Last year, people abandoned cars in the middle of the hill road, and we will be working on a faster response to remove these vehicles at their owners' expense if they present a safety hazard.

We are all privileged and proud to represent you and shepherd forward the vision for this unique and wonderful neighborhood in one of the worlds most beautiful valleys. Please contact us any time with needs, concerns, or suggestions. We look forward to seeing you in the snow soon!

Adam, Dave & Chad
Your Humble ACC Board