

ACA Special Meeting Minutes
April 30, 2025
Meeting called to order at 6:25pm MDT

Meeting Attendees

Pat West
Dave Minkel
Tom Hanchett
Marsha Miller (Secretary, provided these meeting minutes)

Guests: None

Open Session Meeting Topics

- Discussion of communications to be issued to landowners in the coming week, week of June 2nd, regarding the Archuleta County Court decision of May 23, 2025, edits, etc.
- The APOA should be contacted and asked to provide a list of permits that they have issued or variances that they have granted, since taking over the shared website and the lawsuit began. Pat volunteered to draft the letter and send to the APOA Communications email address.
- Dave will create a 2024 ACA Treasurer's Report
- Discussion of the following Policy Guidelines to post on the (old or new) ACA website:
 - ACA approval of solar power installation; rooftop and array style
 - Transitioning from FAQ's on the website to formal guidelines on "hot button" issues
 - Construction policy fee guidelines: Fees to increase due to the lawsuit
 - Tom has offered to put together a formal construction manual
 - Board agreed to get rid of fines for landowner infractions. They were never necessary, and their enforcement is questionable.
 - Discussed the need for an ACA IT Policy
 - Make the height variance policy, already used for years, part of the formal building document
- The Board reviewed ACA's bylaws for meeting requirements and concluded we comply. ACA bylaws are far less prescriptive in this regard compared to, for example, the APOA or the Alpha Rockridge Road District, which are required to conduct monthly regular meetings, provide notice of its meetings, and conduct them in a physical location in Archuleta County. The ACA has no such requirements, and the bylaws explicitly state that meeting notices are not required. The discussion also noted that the ACA bylaws were drafted after Colorado's nonprofit statutes were implemented and are referenced in the bylaws. Thus, ACA agreed to continue to follow the bylaws as its guide to compliance, like prior decisions by previous boards. Tom volunteered

to do some additional research on the Colorado nonprofit code to verify that we are not in conflict with any updates to the code.