Annual Meeting

March 29, 2017

Proxies:

Larry Rosser to Leigh Rosser

M. Burdette Blue to Vern Brock

Robert Loeffler to Teak Simonton

James Chalmers to Wendy Sacks

Patti Roenicke to Wendy Sacks

Meeting called to order by Todd at 7:07 p.m.

He introduced Susan Tulk, the association bookkeeper with Novosad and Lyle, to give a presentation on the finances. She spoke about last year’s financials. We were only over budget expectations in several categories, and over in income. She spoke about the reserve in checking and money market savings. She spoke about the budget to actual report and the balance sheet showing funds in the bank.

Teak asked about the admin expense of $1600, and Wendy said it included the domain name. Aspen Reserve Specialist is doing a reserve study. That is the remaining amount. This amount was around $700.00. This is a study required by Colorado statute. Wendy explained that CCIOWA required governance policies. Governance polices should be posted on the website. Reserve study will determine how much money we should retain to upkeep our existing facilities.

Vern questioned if we paid the firm in full prior to receiving the report. Wendy indicated that we had.

There was a lengthy discussion about park capital improvements.

Will Commerford asked about park maintenance increased to $13,000. It was explained that there is surplus from this year to cover park maintenance not completed in 16.

Todd spoke about the Park Committee represented by Dave and Andrea Arnhold and Dave Metzler. Five years ago they were told there was money in the budget to make park improvements. There were catalogs and people looking. This came up a year ago as well. Christina Thompson started a committee asking for involvement. They have received items to add and they recommend adding three new fixtures including landscaping and other improvements. They have bids for the park improvements. Dave said the park is over 20 years old and in good condition. They aren’t talking about replacing equipment, but adding to the park. There is a bid from Steven’s Home Care to add some equipment to the southern park area.

Wendy added that she met with Mike Stevens and there are a few issues with the size of the improvement area. Mike provided a new bid for less cost. Topographically it’s easier to add 20 x 20 for two pieces of equipment. This approach made more sense from a logistics standpoint. He is also going to replace some of the railroad ties.

The bid for all of the new equipment is for roughly $13,000.00 and the landscaping is around $6000.00. This should not increase the insurance required for liability. The existing sand will be refreshed as part of this process.

A woman in the crowd encouraged people to be responsible with their toys and clean up the area.

Joyce Butler asked about this and whether it was agreed upon by the group.

Teak gave a synopsis of the road improvements in conjunction with other capital improvements.

Vern spoke about the fact that the association hasn’t given an agenda or profit and loss statement. For the last 25 years we sent out a simple survey to determine what the ownership wants. In these 25 years for the most part there was an overwhelming desire for a path to town. The board doesn’t want to spend owner’s money without approval. The most recent survey was sent in the last few years. The path to town has been a constant desire. He felt that the plans needed to be taken to a certain level of completion before presenting to request a grant. They are complete and things do take a long time to get through. This will be taken to the county engineer.

County grant will be available for the next two days. Teak will talk to the board about the grant available. Vern also spoke about the Par Course. The bids for this enhancement would be $15,000.00. The question is how to determine the priorities.

Gretchen Hennum feels there needs to be a survey to determine the best expense of capital funds. She felt the Pickle Ball idea would be a nice addition. She said the volleyball court is in disrepair.

Wendy said new soccer goals would be purchased too. The Park maintenance is up for renewal and one has been received that is significantly less.

Road widening is important for safety. Existing design shows for detached curb and gutter path.

Andrea Arnhold said the path will be four to five feet all the way down the road.

Vern said they are not going to approve something that isn’t effective. He is an engineer and has 30 years of experience so they look to the regulators to determine what’s safe. It will be a collaborative effort and with any grant there will be cost sharing.

Teak explained the process of approving the playground equipment and the fact that two pieces along with the improvements had been approved by the board at the prior board meeting.

Mike Metzger felt that adding a third piece of equipment was a reasonable approach.

Dave Terbush explained why the board approved only two pieces of equipment. There is no additional charge to handle it in a staggered manner.

Gretchen Hennum wondered if Eby Creek was owned by the county and why they wouldn’t make the road safer.

Todd explained that he had rescinded his vote for the entire playground about a year ago because the board had not spoken to the ownership about the question. He felt strongly that everyone needed to know what was being proposed, possible and approved. We should allocate a capital improvement fund and add money to it each year.

The reserve study is also an important part of this discussion.

The Par Course is also a nice enhancement to the park and would be attractive to the older members.

Diane Nudell advocated for the widened path and make it safer for kids.

Phillips Cusack wondered about having the party.

Adrian….wondered about the width of the road widening.

Mike Metzger suggested increasing dues. He wondered whether dues could be increased to $350.00 a year. He wonders why dues are not higher.

The reserve study will also provide more needs.

Vern suggested the possibility of a special assessment and the board has tried to keep this from happening. Dues could be increased to cover all desires.

Cliff Simonton spoke about proximity for those who benefit directly from the park. The park was a long ways away. This budget has spent a lot of money over the years on an amenity that isn’t close enough for phase three owners, nor does it add to these property values.

Vern said we have to make improvements to the park because of the subdivision improvement agreement. The board has to take the majority by survey monkey and let it roll.

Raising dues to pay for playground equipment isn’t reasonable.

Wendy said the next step would be to pay for the full path, and John Harris from the county was amenable to widening the road with a stripe.

One owner said that we need a full detailed set with a separate path.

Diane Nudell said this is a safety issue.

Park improvements wondered if we were compliant with ADA for the park improvements.

Vern said we are going forward with current plans and to continue pursuing grants and better bids.

One owner said that moving forward with the widening of the path we should designate the money in a separate fund to pay for the path. Planning ahead is a good idea. Building up reserve funds is a good idea.

Vern said he would go to the county, we’ll look at grants, get better estimates etc. Does it have to take a year?

Form a committee – Patty Dixon and Teak Simonton will serve on the committee to get the path moving forward.

Lee Almond asked about the reason we’re not further along. He suggested hiring a consultant to get this work done.

Vern felt this would be expensive.

Survey monkey, questions for town, cost specifics, grants, and timing. Patty and Teak will head the committee. Add question about dumpster to survey.

Mary McLaughlin wondered about communication to board meetings and agenda. She will help communicate.

Sharon Smith wondered about getting on the email list. She has added her email for four years and hasn’t been added.

New bilaw changes include changes to quorum for annual meetings for election of board members from 50% to 20%.

Changed mechanism to remove people from board for missing two board meetings.

Todd spoke about the dumpster and the picnic. Last year the dumpster was used improperly a lot and we get charged for the abuse.

Vern said our community is in a high wildfire risk area. BLM has encouraged undergrowth cleaning. Trees have been mulched as well.

Dumpster should be eliminated some owners stated.

People can take up to 1600 pounds of waste to the dump each year including electronics and hazardous waste and tires.

Wendy suggested putting kitty litter into extra paint to make it solid.

Picnic ideas. Have a potluck for the annual picnic. Association could supply the main items, drinks to keep costs down. We’ve been spending about $4000.00 on the annual picnic, or 10% of our dues.

Send blast email to have everyone bring their own items.

Two surveys with questions about picnic, dumpster, capital project desires. Bring own food. Diane suggested a taco truck.

Phil Cusick introduced himself as a future board member. There are two open positions. Wendy Sacks and Phil Cusick were elected by acclamation.

DRB report – a few residences with new building, mostly fences and driveways and

Trailers must be screened and location is considered.

Diane wondered how many notices each homeowner gets.

Wendy encouraged people to look at the enforcement regulations on the website.

Discussion about Poukish development. The only homes possible are the one in construction and one additional lot to the north for a single family home. Something needs to be done through the attorney to get him to comply with storage restrictions.

Patty Dixon wondered about speeding on Eby Creek Road. Signs are expensive that show speed limits being reached.

Gretchen wondered about on street parking. It’s not allowed, so call the Sheriff.

Meeting adjourned.