January 12, 2017

Wendy

Kevin

Todd

Dave

Teak

Wendy moved to approve minutes, from Nov. 10, 2016 and Dave seconded. Approved unanimously.

Kevin spoke about approving a fence at 151 Mesa Drive at the Squires residence.

Preliminary approval of the Vostag house. Approvals are sent via email and with physical signatures.

Teak – check lot 146, 515 Nielsen Gulch Foreclosure issue – find owner – currently listed as Kevin Porter and Ally Stephens

Treasurer’s report: as of 12/31 checking had 22,000 and money market had 79,000. Wendy spoke about the 2017 budget and wanted to know what to budget. Admin included computer, reserve study and Godaddy for the website. Bank charges were computer checks. She reviewed all other expenses and suggested taking insurance up to $3800.00. Teak suggested increasing to $4000.00. Dave suggested checking with other brokers to compare prices. Legal included Dunlevie expenses for Bilaw review, Sollis issue and Poukish issue. To change the declarations it will take a vote of the members. We are obligated by CCIOWA even if we don’t re-write the declarations. We can’t make changes without 51% member approval. Meeting expense has not been spent and will be budgeted same. Park maintenance was under last year, but will be put out to bid again. Park improvements are not part of the budget. Park repair is high, but we should replace rail ties with safer options. Todd suggested putting this line item at 2500. Portalet is handled by MRI. Postage and freight can be decreased slightly. Right now snowplowing is $900.00 and his current contract is plowing when it snows 4”. Discussion about when to call for extra plows. We pay $100 a trip.

Dave proposed plowing path at 2” rather than 4”. Group agreed that point of contact could request an extra plow. Make Todd the contact. Revise the contract accordingly.

Kevin moved to revise the contract to allow point of contact to approve an additional plow.

Subdivision improvements includes the chipping and we’ll try to scale back on the dumpster. Chipping encourages people to do wildfire mitigation. Shorten time frame.

Water increased again and will this year too. Dues cover any budgeted amounts currently. At end of 2016 we had surplus of 8000 revenues less expenses.

Lots of discussion about amount of reserves, annual dues, what to spend money on capital.

Teak moved to approve up to $1000 for Alpine Engineering to get a price for the bike path. Dave seconded the motion. Much discussion. Wendy got a bid for widening the shoulder where possible 5 feet on one side. White line, five feet of asphalt etc. Looking at simple widening where we can. Unanimous approved.

List possible capital improvements possible for annual meeting. Explain widening of road, to improve safety.

 Sollis – reveging new driveway. Equipment is still there. Write another letter with Kevin’s details, follow through on plan and get it done Mr. Sollis.

Bylaw discussion and need to have 6 people present to approve.

Wendy had additional changes with election and terms of office. Special work session for these changes. Wendy will make additional changes prior to next meeting.

Rules and regs from other associations, Dave presented some examples. Dave will draft some condensation of rules and regulations. Wendy will get these ideas to Dave.

Path modification between 81 and 82 access needs improvement and could be taken from park maintenance.

Doc storage at Wendy’s building, is $100 a month.