

2003 Meeting Minutes
Annual Meeting Minutes
Saint Anton Highlands First Addition Home Owners Association
June 10, 2003

The meeting began at 7:00 PM and was held at the Nederland Community Presbyterian Church (Hwy 72 and Jefferson St.). President Frank Smith presided.

Officers:

President	Frank Smith	303-258-7206
Vice President	Dave Harrahy	303-258-3489
Treasurer	Lynne Harrahy	303-258-3489
Secretary	Lynne Harrahy	303-258-3489
Director	Serene Karplus	303-545-2610
Director	Russ Panneton	303-258-3905

Quorum

Representatives of 28 lots were present. 4 lots were represented by proxy. Representatives of 10 lots are required for a quorum. It was requested that proxy notices be attached to the 2004 meeting announcement.

2002 Annual Meeting Minutes

A motion to accept the 2002 meeting minutes was proposed and accepted.

Treasurer's Report

The Treasurer's report for 2002 was presented and accepted.

Old Business

Cisterns

The NVFD has ordered a 30,000 gallon cistern which they will try to install in the late summer or early fall. Their first choice for location is the east end of Ridge Rd., on the south side, near the triangle section (adjacent to Clements property). Funds have been allocated through the Boulder County home cistern program and the final activities necessary prior to installation are; determination of the legal easement for placement, discussions with adjacent property owners (if necessary) and excavation of the area (blasting will be required). A homeowner asked if the County would be responsible for snow removal on the extra section of the road if the cistern is located on the east end of Ridge Rd. Russ Panneton will inquire once the exact location is decided.

Road Maintenance

Road maintenance for the upcoming year was discussed. It was suggested that an additional grading of the summer road be added to the annual schedule. Currently, the summer road is graded twice a year, in the spring and in the fall. Recycled asphalt is added to the summer road during the spring grading. Additional funds would be necessary to add a third grading which would result in an increase in the annual dues. It was suggested that the bottom of the summer

road be paved since that's where the majority of the damage occurs. Frank Smith agreed to talk to CDOT since that section of the summer road is in their right of way. The back roads are repaired as necessary and typically some maintenance activity is performed on them once a year.

Lot owners were reminded that the legal platted width of all the roads in the subdivision is 60 feet and that a 15 foot utility easement also extends beyond that on each side of the road. Lot Owners were encouraged to locate their property pins and not to install fences or other items in the road right of way.

New Business

Snow Removal

Homeowners raised concerns about inaccessibility to their homes in the event of another extreme snow fall (5' snow fall in March, 2003). Jim Creek was able to get the County to plow to his house during that storm which provided a path to Ridge Rd. The HOA paid to have the remaining roads cleared. Jim Creek told the group that he has been trained and granted access to the County's front end loader in the event of an emergency.

Dan Harrison asked that the HOA take over the function of snow removal. A volunteer group had been doing it for the past three years and only half the affected lots were paying. The following motions were made and approved:

- 1) HOA take over the snow removal function
- 2) An additional fee for snow removal be assessed per driveway (not lot) on the non-county maintained roads
- 3) Plowing to occur after 6" of snow has accumulated

Meeting Adjourned

The formal meeting was adjourned at 8:07 PM and everyone was encouraged to stay around for an informal question and answer period and discussion session regarding topics not specifically controlled by the Homeowners Association.

Informal Discussion Period

Laurelyn Sayah attended the meeting as a guest and hosted a discussion on fire mitigation. She brought information about mitigation services that were available to homeowners including the Spring Chip-off scheduled for the weekend of 6-14. She encouraged homeowners to contact her with questions about fire mitigation or go the web site: www.townofnederland.org/firemitigation.

Respectfully Submitted,

Lynne Harrahy
Secretary