

Annual Meeting Minutes
Saint Anton Highlands First Addition Home Owners Association
June 10, 2004

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 29 lots were present. 5 lots were represented by proxy. Representatives of 10 lots are required for a quorum.

2003 Annual Meeting Minutes

A motion to accept the 2003 meeting minutes was proposed and accepted. A motion to send the annual minutes out with notice for dues in July was proposed and accepted.

Treasurer's Report

The treasurer's report for the last nine years was presented. If anyone wants a more detailed report you can contact Lynne Harrahy. A motion to accept the report for 2003 was presented and passed.

Old Business

Cistern Update - Russ Panneton

Russ spoke with Rick Dirr, the Nederland Fire Protection District Fire Chief, and was told there is another cistern which is planned for at Five Points along Caribou Rd. and that they will do both that one and one for the east end of Ridge Road at the same time. They may need to put in two small tanks instead of one 30-40 thousand gallon tank because it will not make it around the curves of the Roads. The steel tanks should in place by late summer or fall.

Snow Removal on the Back Roads

Concern was raised about the process that is gone through each year to bid out the job of snow removal. Because this responsibility was turned over to the HOA to administrate, it has to obey the rules and regulations of business law. It was proposed that the HOA continue to collect the money for the plowing and that they continue to hire the best person for the job. A quorum was present of the back roads residence and the above was accepted. A second motion was proposed to formalize the criteria for the competitive bids and was accepted.

Summer Road – Frank Smith

According to Mike Day of CDOT, it will cost the HOA upwards of 80K to increase the width and pave the bottom entrance to the Summer Road. It was motioned and passed that this work not be done.

New Business

Modifications to Roads- Frank Smith

There will be an application available for homeowners who wish to request an enhancement to a portion of a road. The HOA will have to look into all the requests and determine if that change would provide a worthwhile benefit to the HOA. Special attention will be given to those requests which address a safety issue. The request form will be sent to homeowners in the July notice for dues. It was discussed that homeowners need to locate their property pins and not make modifications to areas they do not own without consent from the Board of Directors.

Frank Smith has a map that shows property boundaries. **Note** (not discussed at meeting, Property pin locations are shown on St Anton Highlands First Addition Plat Map available at the Boulder County Clerk and Records Office).

Speed Limits- Frank Smith

New speed limit signs have gone up on the back roads and when there is a speeding problem, it is helpful to get the license plate number of the offender and call the sheriff. The sheriff's number is 303-441-4444. This is a municipal issue and does not fall under the care of the HOA.

Homeowner Association Dues – Lynne Harrahy

The association is collecting on a certain homeowner who has never paid their dues. The HOA has hired a legal firm to represent them and the legal firm has sent a notice of back dues owed to the homeowner. The individual is now responsible for back fees plus attorney's fees owed. This legal firm will also be revising and updating the HOA documents. A copy of the updated documents will be sent out to the HOA members and there will also be special meeting to vote on the acceptance of these revised documents. It was noted that no major changes of intent will be made to the documents. This is being done to bring the documents in line with modern HOA law and to correct conflicting information.

Fire Mitigation Grant

There is a grant program that is available to us as an HOA from the Western Urban Competitive Program. We can file an application and get \$100-200 per household to go towards fire mitigation for all of St. Anton First Addition. Fifty to 75% of the HOA has to participate. A survey to poll participation in the program will be included in the July notice of dues. Additional information can be obtained at: <http://www.colostate.edu/Depts/CSFS/2004wuiinfo.rtf>.

Special Tax District

The HOA can turn the Summer Road over to the county to maintain by Citizens Initiative. This will be done through creation of a special tax district and there must be a consensus of 50-75% of the people participating to pass the issue and create the special tax district. A survey to poll participation in the program will be included in the July notice of dues.

Election of Board members

It was motioned and passed that the present officers will remain on the Board for another year. Karen Isaac was elected as Secretary. Marylou Harrison volunteered to keep track of everyone's email addresses.