

Annual Meeting Minutes
Saint Anton Highlands First Addition Home Owners Association
June 14, 2005

The meeting began at 7:05 pm and was held at the Nederland Backdoor Theater.
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	Karen Isaac	303-258-0532
Director	Serene Karplus	303-545-2610
Director	Russ Panneton	303-258-3905

Quorum

Representatives of 23.5 lots were present. 13.5 lots were represented by proxy. Representatives of 10 lots are required for a quorum.

Special Meeting

The proposed Amendment to The Declaration of Association was summarized by the Board. The purpose of amending the Declaration of Association (Reception No 940818 filed 4-15-70, in Boulder County), is to minimize home owners association (HOA) legal fees associated with obtaining a judgment prior to placing a lien against a property for non-payment and to update HOA documents to reflect current Colorado state laws (*Colorado Statutes: Title 38 Property – Real and Personal : Interests in Land : Article 33.3 Colorado Common Interest Ownership Act: Part 3 Management of the Common Interest Community : 38-33.3-316. Lien for assessments*).

The necessity to amend the Declaration of Association was driven by a situation that arose last year in which the Board was forced to seek a judgment in order to recover funds from a lot owner that owed passed dues. The Board consulted with attorneys and attended arbitration with the lot owner. The process was both time consuming and resulted in legal expenses to the HOA.

A discussion followed with a vote conducted by written ballot. The ballots were totaled after the meeting and the Amendment, as outlined in the Annual Meeting Announcement, sent out to all HOA members was passed.

The Special Meeting was ended at 7:30.

2004 Annual Meeting Minutes

A motion to accept the 2004 meeting minutes was proposed and accepted.

Treasurer's Report

The new Directors and Officers (D&O) insurance was explained. This was recommended by the lawyers and a 3 million dollar policy was purchased. This protects the volunteer Board of Directors and the Officers at a cost of approximately \$1600.00 per year. A motion to accept the 2004 Treasurer's Report as presented was passed.

Old Business

Results of the 2004 interest polls in the Fire Mitigation Grant and the creation of a Special Tax District in Boulder County to take over the summer road were discussed. The poll indicated that there was insufficient interest on the part of HOA members to pursue either of these issues. If anyone has further interest in pursuing either of these ideas please contact Dave Harrahy and/or Serene Karplus as they have done some ground work already.

Cistern Update - Russ Panneton

Russ reported that the Nederland Volunteer Fire Department is still planning to install a cistern on the east end of Ridge. A 30,000 gallon tank has been ordered. If you would like to encourage the plan along as well as find out more information, contact Rick Dirr at 303-258-9161.

New Business

The Homeowner's Association Annual Dues

The need to increase the annual dues for this next year was discussed. A motion to leave the dues the same was motioned but not passed. A motion to increase the dues to \$130 was passed.

A lot owner requested that the dues assessment collection procedures that were voted on and approved at the 1997 annual meeting, be included in this years meeting minutes (see below).

- Homeowner annual dues are due and payable on August 1.
- A late fee of 5%, compounded monthly, will be assessed.
- The first late notice will be sent September 1.
- The second late notice will be sent October 1.
- A third late notice which will include a notice of lien will be sent Nov 1.
- If dues are not paid by Dec 1, a lien will be filed against the property.
- A \$25.00 fee will be charged to the lot owner to add and remove the lien.
- 5% monthly compounded late fee will continue to accrue until dues are paid.

Road Maintenance Committee

A Road Maintenance Committee was formed with Jim Latham as the Committee Chair. R K Bunce, John Stokes, Dave Abookire, James Westphal, John Isaac, Peter Lance and Frank Smith all volunteered to be on the committee. This committee will study the needs of the community and create a long term plan for the maintenance and improvement of the back roads as well as the summer road.

Snow Removal on the Back Roads

There was discussion regarding the need for snow plowing on the back roads. Safety was mentioned as a key factor in the need for snow removal throughout the season. Last year funds were short by \$774.81. Frank explained that the increase in snow removal dues to \$150.00 per driveway (back roads only) was necessary in order to build up a reserve fund and once the reserve was built up we could evaluate reducing the dues. All agreed that running out of money and not plowing during the heaviest expected snow fall time (late winter into early spring) was not acceptable and the HOA should be prepared for emergency situations (5' snow fall). A motion to raise the snow removal dues for back road residents to \$150 was passed.

Ground Juniper Blight- Bob Williams

There is a problem with these plants that are dying in our area. The County recommended cutting them back for fire mitigation as well as using Round Up to kill the root. They really don't know the cause of this blight yet.

Election of Board Members

The Board presently consists of 6 volunteer members. Each member has a two year term; therefore every year there will be 3 positions open on the Board. This year Serene Karplus, Lynne Harrahy and Frank Smith's terms are up. Nominations were taken for the three openings on the board. Jim Latham, Serene Karplus and Frank Smith were nominated and accepted. Appointing of the specific positions will be done by the Board, once they meet and take an inventory of the skills of each member. Lynne Harrahy agreed to continue to perform the accounting function for the HOA but will not hold a Board position.

The meeting was adjourned at 9:40pm.

Lynne Harrahy and Karen Isaac accepted annual dues payments from 11 lot owners. Thanks to all who paid in advance!