

Annual Meeting Minutes
Saint Anton Highlands First Addition Home Owners Association
June 13, 2006

The meeting began at 7:05 pm and was held at the Presbyterian Church.

President Dave Harrahy presided.

Officers:

President	Dave Harrahy	303-258-3489
Vice President	Frank Smith	303-258-7206
Accountant	Lynne Harrahy	303-258-3489
Secretary	Karen Isaac	303-258-0532
Director	Serene Karplus	303-545-2610
Director	Russ Panneton	303-258-3905
Director	Jim Latham	303-258-7895

Quorum

Representatives of 19 lots were present. Two lots were represented by proxy. Representatives of 10 lots are required for a quorum.

Introduction of the Board Members

2005 Annual Meeting Minutes

A motion to accept the 2005 meeting minutes was proposed, seconded, voted upon and approved.

Treasurer's Report – Lynne Harrahy

Handout of the General Fund Report was reviewed. Two items that were different this year; we collected approximately \$200 from late fees and the \$25 administrative fee charged to property owners for the sale of their property. Also one new owner overpaid by \$300 so that was refunded to them. The Report was motioned, seconded, voted upon and approved.

Cistern Update – Russ Panneton

Discussion followed concerning fire prevention in regards to the number of cisterns we have available to us. The Fire Protection District has put in a 30K gallon cistern at the East end of Ridge Road. There is a 1500 gallon cistern at Alpine and Cougar Run, a 10K gallon at Ridge Road Station (NFPD Station #2) and a water line at the west end of Ridge Rd. There is also a new 30K gallon cistern at 5 points Caribou and an additional 10K available to be pulled off the Lakewood pipeline on Cold Springs Rd. A fee is given to Boulder County to be made available to the applicable fire protection district by each new homebuilder and those funds are used at the Fire Protection District's discretion. Dave added that our Association has no further plans to install cisterns like the one at Alpine and Cougar since the Boulder county requirements now adequately address that issue.

Old Business

Document Revisions – Dave Harrahy

As a result of the Boards efforts to insure that each homeowner pays their annual dues, we are

now able to place a lien on property if dues are not paid with out getting a court order. Also seven new policies have to be developed in order to comply with the Senate Bill 100 required documentation from all HOA's. These are being done as the budget allows.

Road Committee Report – Jim Latham

Three meetings have taken place:

1st mtg – goals were set and a questionnaire sent out to all homeowners

2nd mtg – The committee walked all back roads and noted any maintenance needs.

The committee identified 6 areas for improvement and repair:

Lower Cougar Run by the culvert

At the intersection of Shady Hollow and Cougar Run

Shady Hollow cul-de-sac and drainage

Narrow road on Cougar Run by Harrison's house

Rocky Knob cul-de-sac for drainage

Check on all culverts, a majority are plugged

3rd mtg – Getting quotes for various types of road base and repair

Discussion followed concerning the summer road and back road maintenance.

New Business

There is a new St. Anton Website at <http://www.sahfahoa.com/> which is a read only site created in order to meet the demand of the new Senate Bill 100 requirement to have meeting minutes and covenants accessible to the public and more specifically to homeowners in the HOA. This will also decrease administrative fees for phone calls regarding this information.

Snow Removal on the Back roads

Snow Removal Fund has 9 plowings now in a reserve. It was motioned, seconded, voted upon and approved to reduce the fee this year to \$85 from last year's \$150, now that we have achieved a proper reserve amount. Each year this amount will be adjusted in order to maintain a minimum of 9 plowings in reserve.

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, Karen Isaac and Russ Panneton terms are up. Nominations were taken for the three openings on the board. Karen Isaac and Russ Panneton were nominated and accepted. There is one position still open. Appointing of the specific positions will be done by the Board, once they meet and take an inventory of the skills of each member. If anyone wants to volunteer to fill the one open board vacancy please contact Dave Harrahy at 303-258-3489.

The meeting was adjourned at approximately 9:15pm