

Annual Meeting Minutes
St. Anton Highlands First Addition Home Owners Association
June 09, 2008

The meeting began at 7:05 pm. and was held at the Presbyterian Church.
President Annie Thayer presided.

Officers present:

Annie Thayer, President
Cathy Nicoletti, Accountant
Robert Geisert, Director
David Abookire, Director
Jen McLaughlin, Director

Officers not present:

Chris Barton, Vice President
Jim Feehan, Secretary
Emily Kaune, Treasurer

Quorum

Representatives of 18 lots were present. Representatives of 10 lots are required for a quorum.

Introduction of the Board Members and all Homeowners in attendance

2007 Annual Meeting Minutes

A motion to accept the 2007 meeting minutes was proposed, seconded, voted upon and approved.

Treasurer's Report

Handout of the General Fund Report was reviewed. The Report has been transferred from Access to Quick Books to help with tracking and organization. The Report has also been switched from an annual reporting schedule to a June-to-June time line so an entire year's worth of information can be presented at the Annual meeting. There is \$15,284 in the HOA checking account (amount is up due to no roadwork this spring) and \$1,910 in the snow removal checking account (down \$154). Currently one lot is in arrears for HOA and snow removal dues; we probably won't put a lien on the property due to the cost of the procedure vs. what is actually due. The Report was motioned, seconded, voted upon and approved.

NEW BUSINESS

Post Annual Meeting Minutes on Website

The Board would like to make more use of the association's website (www.sahfahoa.org). We would like to post the meeting minutes on the website to save time and money on mailing. Homeowners can request a hard copy be sent to them if so desired. When billing goes out this fall we will include an announcement that the minutes will be posted on the website. A motion to post the meeting minutes on the website was proposed, seconded, voted upon and approved.

SAHFALHOA Website

The website has been changed from www.sahfahoa.com to www.sahfahoa.org because we switched to a new hosting site and felt that it was more appropriate to be a .org site.

HOA Contact Email

The HOA has a new email address for questions and concerns – sahfahoa@gmail.com . The email is posted on the website and any emails received at this address will be sent to the Board.

Paperless Billing

This year's invoice will be sent via postal mail but there will be a place on it for residents to indicate if they want their future bills via email (again to help save on time and money). It will be each resident's responsibility to keep their email address current with the board. Subsequent reminders to residents who have not paid will be sent via postal mail.

Purpose of the HOA Board

The purpose of the HOA Board (all volunteer positions) is to take care of road maintenance, snow removal and billing. Any other issues need to be discussed/worked out among homeowners.

Road Plan

The Road Crew consists of 3 board members and Jim Latham. The Crew has walked the roads and drawn up a plan for repairs including fixing potholes, bumps, cleaning out drainage pipes, etc. By having an ongoing plan we hope to better allocate resources for the repairs. We are going to try some longer-term fixes on problem areas of the Summer Road, such as using more of the recycled asphalt. We are on Len Cole's schedule for July. The road will be closed for a longer period in order for the materials to set up. The Board will send out an email announcing when the Summer Road will be closed, and we will post signage at the top of the road.

Donations for Summer Road: Last year some non-HOA members donated money to help with road maintenance (sent directly to Len Cole). The Board cannot ask for donations, so homeowner Karen Isaac has created a letter for homeowners to pass on to non-members if they choose, asking for voluntary contributions to be sent directly to Len Cole by July 4. The letter indicates that \$140 will cover a quarter-load of recycled asphalt.

Homeowner Robert Williams read a letter requesting that the Board meet with the Land Use Department regarding a safety/escape route to be used by all homeowners in the area, not just SAHFAHOA members. The letter also asks what we are doing about the bark beetle, asks that the Board contact an owner about an infected tree, and moves for a special meeting be called in September to address these issues (the letter is attached to the minutes). The Board reminded members that its sole purpose is to address road maintenance, snow removal in the division, and billing. We are all volunteers and no one has time right now to look into these special issues. No one else wanted to form a special committee to address the issues. A motion to have a special meeting failed. [Click here to read the letter.](#)

Trees

There was a discussion about what people are doing about the bark beetles on their properties. Some have looked into spraying which is environmentally devastating and has to be applied again and again for it to be effective. Alternatives include use of bird feeders, purchase of sapling trees from CU (Douglas Fir and White Pine have little or no attacks), and use of "Beetle Block" (pheromone packets that are attached to trees). There was extensive discussion of the Beetle Block use and several homeowners decided to go in on a large order to decrease cost (approx \$10/packet). Articles about beetles were handed out at the meeting. They will be available on the website.

Block Party

The 2nd annual block party will be on Saturday August 2nd on Shady Hollow. Meat for grilling will be provided. Please bring a side dish to share, and leave your dogs and cars at home.

The meeting was adjourned at approximately 8:15 pm.