

Annual Meeting Minutes
St. Anton Highlands First Addition Home Owners Association
June 8, 2010

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

Officers:

President	Annie Thayer
Treasurer	Emily Kaune
Accountant	Mike McLaughlin
Secretary	Jen McLaughlin
Director	Dave Abookire
Director	Robert Geisert

Quorum

Representatives of 22 lots were present (4 lots were represented by proxy). Representatives of 10 lots are required for a quorum.

Introduction of the Board Members and all Homeowners in attendance

2009 Annual Meeting Minutes

A motion to accept the 2009 meeting minutes was passed.

Treasurer's Report

Handout of the Balance Sheet and Profit & Loss reports were reviewed. Because of the volume of snow this winter, the board moved in April to bill an additional \$50/driveway (bills went out incorrectly as \$50/lot - anyone who was over-billed will receive a credit on 2010 HOA dues.) A homeowner asked that Summer Road expenses be broken out from Back Road Maintenance. A motion to approve the reports was passed.

NEW BUSINESS

Billing Schedule / Late Fees

Due to the entire board being new last year and a learning curve, billing was behind schedule and therefore no late fees were assessed. The board will re-implement the schedule and fees per the following timeline:

- Invoices for annual dues will be mailed out in July, and will be due 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 November 1
- If dues are not paid by December 1 a lien will be filed against the property
- A \$25 fee will be charged to the lot owner to add and remove the lien

- A 5% monthly compounded late fee will continue to accrue until dues are paid

Snow Removal / Road Maintenance

Jim Latham has continued to do a great job on the backroads. High Country Excavating is contracted to remove heavy snow from the backroads (24" in 24 hours).

We have filled potholes and Jim will work on cleaning up the backroads. Antique Excavating will get to the Summer Road in late June / early July.

There was a discussion about collecting money from non-HOA Summer Road users and how to best go about it. Antique Excavating doesn't want the responsibility of collecting checks. Orianda Guilfoyle, Jane Turner and Robert Williams volunteered to spearhead a Summer Road committee to figure out the logistics of collecting non-HOA funds. Emily Kaune will look for documentation of a previous conversation with an attorney re taxes and the HOA's liability, if any.

Other Road Issues

To report aggressive drivers in the neighborhood, write down the license plate number and description of the car and driver (if possible) and call the Boulder County Sheriff non-emergency number at (303) 441-4444. This number can also be called to report aggressive, loose dogs.

In response to the excessive speeding being witnessed on Ridge Road, a motion was brought forth to hire an off-duty Sheriff deputy to patrol the road for a pilot period of 3 months, not to exceed a cost of \$100/month, followed by an evaluation. The motion was passed 14-8. Robert Williams volunteered to do the legwork in getting the pilot program set up.

Appointment of Board Members, Officers and Accountant

The HOA Board's principle function is to make the decisions regarding the allocation of funds in order to maintain the condition of the back roads and the summer access road.

The Accountant of the association (a paid, non-board position) handles the billing and collecting of dues and snow removal fees, entering all financials into Quickbooks, reconciling bank statements, and preparing/submitting financial reports to the Board including the budget.

Several volunteers stepped up and we now have a full Board. Thank you to those who volunteered!!

President - Robert Williams
Vice President - Marc McClish
Secretary - Jen McLaughlin
Treasurer - Emily Kaune
Director - Dave Abookire
Director - Robert Geisert
Director - Orianda Guilfoyle
Accountant - Annie Thayer

Forestry Issues

Once again we will be offering HOA residents and surrounding neighbors the opportunity to purchase BeetleBlock at a bulk, discounted rate. All of our current beetle information is on the website (<http://www.sahfahoa.org/beetle.php>) including the PayPal link used for purchasing. Place your orders quickly as the deadline is **SUNDAY, JUNE 13**.

In conjunction with protecting your trees with BeetleBlock, you may want to consider naturally increasing the sap production in your trees - Protect your trees from pine beetles with ODCTM, a new cost effective colloidal chitosan solution made from shellfish. ODCTM Colloidal Chitosan naturally activates enzymes in pine trees that boost tree resin levels (by approx. 40%), reducing the number of beetle eggs (by approx. 37%). Resin pitch-out traps and kills the pine beetles, and pre-arms the trees against blue stain mold and disease. For more information or to purchase, research this website: <http://www.stoppinebeetles.com/>

The meeting was adjourned at approximately 8:25 pm.