

Annual Meeting Minutes
St. Anton Highlands First Addition Home Owners Association
Tuesday, June 14, 2011

The meeting began at 7:05 pm. and was held at the Nederland Community Library.
Vice President Marc McClish presided.

Officers present:

Robert Williams, President
Marc McClish, Vice President
Jen McLaughlin, Secretary
Emily Kaune, Treasurer
Robert Geisert, Director
David Abookire, Director
Annie Thayer, Accountant
1 vacant Director position

Quorum

Representatives of 23 lots were present. Owners of 12 lots submitted their votes by proxy.
Representatives of 10 lots are required for a quorum.

2010 Annual Meeting Minutes

A motion to accept the 2010 meeting minutes was proposed, seconded, voted upon and approved.

Treasurer's Report

Handout of the General Fund Report was reviewed. The report covers June 2010 - May 2011. There is \$17,593.29 in the HOA checking account (amount is up due to no roadwork this spring) and \$4,904.41 in the snow removal checking account.

NEW BUSINESS

Billing/Fees

Snow removal will be billed on September 1, due October 1; HOA fees will be billed on October 1, due November 1. The reason for billing the HOA fees later is that we want to be sure there's enough money in the account and don't want to over-bill. Late fee schedule is printed in the 2010 minutes.

Backroads Maintenance

Mark Smith will continue to grade backroads and he will wait until there is moisture; we'll bring in material as needed. Jim Latham will continue to patch potholes. Because the roads are so narrow drainage paths change naturally so there isn't a plan in place to mitigate drainage.

Backroads Snow Removal

Jim Latham will continue to plow when there is 6 inches on the ground, up to 2 feet; then we call in a

backhoe with 24-hour response.

Summer Road Maintenance

We will no longer spend money to put recycled asphalt on the road. Per Mark Smith's advice we will grade up to 4 times/year. Road conditions must be right (moisture) but there may be very little notice. We'll send an email and have signage when it happens. Although the road will be "closed" Mark doesn't mind drivers while grading as it helps tamp down the material so we won't prevent people from using the road.

He will also clean out the large culvert at the bottom of Summer Road (the road will be officially closed during that time.)

Forestry Issues

A lot of slash is being stashed on property edges near the road causing concern for fire hazard. The board would like to propose an amendment to give homeowners 90 days to remove their slash piles then the HOA will contract to have the slash removed at the owners' expense. Many homeowners expressed that 90 days isn't much time, some think it's too long (depending on the season).

After much discussion, there was a motion to allocate no more than \$2000 from the general surplus for the board to use at its discretion to remove problem trees from the roadway on the backroads. The motion was seconded, voted upon and approved. It was left that the board will have a discussion about the timeline and wording of slash removal, and have that added to the by-laws.

Boulder County has matching funds for chipping/hauling but they need a minimum 15-owner commitment. We would like to have the County contact (Ryan) come speak about several issues. He can advise on best time of year to cut/mitigate. Vote was held and approved to have Ryan present issues.

Russ Paneton offered insights from last year's fires - if you have tall prairie grass mow it and trim any low hanging branches (min 10').

Chickens

Current covenants strictly disallow chickens, but a homeowner would like to have chickens so the issue has been brought to the table. Dave Abookire will do the research and put together a proposal (following Boulder County rules/issues, etc), the board will review it and the proposal will go out to the entire HOA body for a vote.

New Business from Members

A motion was brought forth to formalize board terms. The motion was to have all current board members "start" their term this year and have their end dates staggered so that there will be continuity on the board (standard board terms are 2 years.) The motion was seconded, voted on and approved. The formal terms are as follows:

President, Vice President, 1 director - current term ends in 2012
Treasurer, Secretary, 2 directors - current term ends in 2013

Board member elections

A motion to vote on current President/Vice President/Treasurer to continue was seconded, voted on and approved; Jen McLaughlin is stepping down as secretary and Dave Harrahy volunteered to take over the Secretary position - was seconded, voted on and approved.

There are 3 available Director positions and 4 people want to be on the board so each person spoke a little about themselves and those present voted (Dan Harrison was not present at the meeting.) Before voting there was discussion as to why there is a division on the sitting board concerning road maintenance. After the vote, the 2 new homeowners were voted in and one sitting member remained. The director with the fewest votes (of the top 3) will be assigned the rotating term of 2012.

A HUGE thank you to outgoing board members Robert Geisert and Jen McLaughlin. Robert devoted much of his personal time to helping with road maintenance and his service will be missed. Jen will continue to update the website at the board's direction.

President - Robert William (term ends 2012)

Vice President - Marc McClish (term ends 2012)

Emily Kaune - Treasurer (term ends 2013)

Dave Harrahy - Secretary (term ends 2013)

Dave Abookire - Director (term ends 2013)

Frank Smith - Director (term ends 2013)

Dan Harrison - Director (term ends 2012)

The meeting was adjourned at approximately 9:17 pm.