

**Annual Meeting Minutes**  
**St. Anton Highlands First Addition Home Owners Association**  
**June 12, 2012**

The meeting began at 7:00 pm. and was held at the Nederland Library.  
President Robert Williams presided.

**Officers:**

President - Robert Williams  
Vice President - Marc McClish  
Treasurer - Emily Kaune  
Secretary - Dave Harrahy  
Director - Dave Abookire  
Director – Frank Smith  
Director – Dan Harrison  
Accountant – Annie Thayer

**Quorum**

Representatives of 19 lots were present.  
(Representatives of 10 lots are required for a quorum.)

**Introductions of the Board Members and Homeowners**

**2011 Annual Meeting Minutes**

A motion to accept the 2011 meeting minutes was passed.

**Treasurer's Report**

Handouts of the Balance Sheet and Profit & Loss reports were distributed and reviewed. HOA dues \$130 due on Nov 1<sup>st</sup>. Backroads Snow Removal \$177 due Oct 1<sup>st</sup>.

**NEW BUSINESS**

**Back Road Maintenance**

Jim Latham is keeping up on the backroad maintenance on a monthly basis.

**Snow Removal on Back Roads**

Reserve agreed to for snow removal account is low so upcoming Snow Removal bill will be \$177 to restore emergency reserve. This is charged per backroad driveway (aka developed lot). Snow will be removed when accumulation reaches 6 inches. Please note that during big storms (over 2 feet) it becomes near impossible to keep the roads open with a snowplow and we will stop plowing around 7PM. At that time the roads will become impassable and the HOA will need a front loader to open up the roads. Len Cole usually responds quickly the following morning. Please do not park on any of the backroad roadways as this complicates clearing the roads.

### **Speeding on HOA Roads**

Please be considerate of your neighbors. Call the sheriff at 303-441-3621 with plate numbers to report speeders.

### **Summer Road**

Road Surface Material (RSM) is a new type of dirt/clay mix that was used on the Summer Road and is self leveling and holds up well. \$7000 was spent on the Summer Road maintenance including emergency repair of a wash out. Mark Smith charges \$675 per Summer Road grading. The pothole near the bottom of the road is on the list for repair. Work will be done on sections scarifying the recycled asphalt to break it up and then covering it with RSM. The Summer Road is an easement that traverses 4 properties. The bottom property that fronts Boulder Canyon is owned by Boulder County Open Space. Marc is investigating maintenance options for the Summer Road with Boulder County. Our insurance policy covers the Summer Road and the Back Roads. Our HOA cannot accept contributions for the Summer Road as those contributing would not be covered by our insurance.

### **Forestry Issues**

\$2000 was approved in 2011 for use on tree removal in the road right of way. 26 dead trees were removed by members of the Board at no cost and hauled away at a cost of \$600. Robert Ludlow of the Boulder County Land Use Dept can conduct Wildfire Mitigation assessments of HOA properties. He can be reached at 720-564-2541 or [rludlow@bouldercounty.org](mailto:rludlow@bouldercounty.org). The Slash dump on Ridge Road will be open Tuesday-Saturday, 9AM-5PM, August 4<sup>th</sup> through October 20<sup>th</sup> 2012. Discussion of using contractors to help with slash removal and starting a chipping program to help remove slash followed. A motion was passed to allocate \$4000 for slash removal and chipping services. The HOA will applied and received a Chipping Reimbursement Grant from Boulder County offset 40% of the costs. June 28<sup>th</sup> is proposed.

### **Election of Officers and Board Members**

A motion passed to hire Annie Thayer as the Accountant for another year.  
A motion passed to elect Marc McClish as President for a two year term  
A motion passed to elect Robert Williams as Vice President for a two year term.  
A motion passed to elect Dan Harrison as a Director for a two year term.  
Emily Kaune resigned as Treasurer and a motion passed to elect MaryLou Harrison as Treasurer to fill the remaining 1 year of the two year term.  
Thanks to Emily for her work on the board

**Meeting was adjourned at 8:45PM**