

**Annual Meeting Minutes  
St. Anton Highlands First Addition Home Owners Association  
Tuesday May 6, 2014**

The meeting began at 7:10 pm. and was held at the Nederland Library.  
President Marc McClish presided.

**Officers:**

President - Marc McClish  
Vice President - Robert Williams  
Treasurer – Marylou Harrison  
Secretary - Dave Harrahy  
Director – Frank Smith  
Director – Dan Harrison (not present)  
Director – Eric Begin (not present)  
Accountant – Annie Thayer (not present)

**Quorum**

Representatives of 13 lots were present. (Representatives of 10 lots are required for a quorum.)

**Introductions of the Board Members and Homeowners**

**2013 Annual Meeting Minutes**

A motion to accept the 2013 meeting minutes was unanimously passed.

**Treasurer's Report**

Handouts of the Balance Sheet and Profit & Loss reports were distributed and reviewed.  
A motion to approve the treasurer's report was unanimously approved.

Homeowners were reminded of annual dues and the billing cycle for both HOA Dues and Snow Removal:

HOA Dues is \$175, billed on Oct. 1, due Nov 1

Backroads Snow Removal for 2014/2015 winter are currently at \$174 (unless we have additional expenses this year), billed on Sept. 1, due Oct. 1

A new Lien Recording/Release fee of \$100 has been added for delinquent accounts. A charge of \$50 is added to a homeowner's account when a lien is recorded, and another charge of \$50 is added when the lien is released.

**NEW BUSINESS**

**Back Road Maintenance**

Marc provided an overview of the maintenance performed on the back roads. The HOA uses Jim Latham to maintain the back roads as needed. Jim fills potholes when possible, depending on weather and road moisture. Back roads are graded once per year.

This June, Marky will grade the back roads. In the interest of better emergency vehicle access to our neighborhood, he will also widen some existing turnouts and cut some new pullouts. Locations for new pullouts and wider turnouts were determined with the help of Nederland Fire Chief, Rick Dirr, after he performed a test drive through our back roads in a Nederland fire truck.

Trees in the roundabout at the end of Rocky Knob will be removed on the advice of the Nederland Fire Dept. This will allow the fire dept to use the roundabout for emergency vehicle staging in the event of a fire.

A homeowner brought up the spring at the end of Rosie's driveway on Lower Cougar Run. The HOA will talk with Rosie to see what can be done to fix it.

### **Snow Removal on Back Roads**

Marc reminded everyone of the guidelines regarding plowing of the back roads. We plow at six or more inches. At less than six inches, we do not plow unless the snow is very wet and heavy. At two feet, Jim can no longer plow, so if a big snow is forecast, get home! When Jim can no longer get through the snow with his plow, we call Len Cole to bring in big machinery.

Marc reviewed how snow removal dues are set each year, using the average of the top three most costly years. Winter 2013/2014 required fewer plowings so we were able to fully fund our required reserve of nine plowings at \$475 each. Snow removal dues for winter 2014/2015 are currently at \$174 (unless we have additional expenses this year), which is approximately \$25 less than last winter.

### **Speeding on Ridge Road and HOA Roads**

Please be considerate of your neighbors. Call the sheriff at 303-441-4444 with plate numbers to report speeders.

### **Summer Road**

Generally, the Summer Road is graded four times per year. Mainly because of the September flooding, the usual schedule was thrown off.

At the 2013 Annual HOA meeting, homeowners voted to participate in a fuels reduction program for the Summer Road through the State of Colorado. It was originally scheduled to begin in June 2013 but Boulder County Wildlife postponed the project until September due to the location of a wildlife nest. Then, because of the September flooding, priorities changed and the project was put on hold again.

Currently, there is little or no material left with which to grade the road. This fall, Marky will bring in material to use in grading the bottom section up to the first turn.

### **Forestry Issues**

This season, the Sort Yard on Ridge Rd will be open four days each week, Wed – Sat, beginning May 7th and closing Oct 18<sup>th</sup>.

Two Community Workdays are planned for wildfire mitigation, May 24, 2014 from 8am to Noon, and June 28, 2014 from 8am to Noon. Additional details are on the website.

This year will be our third year for the Curbside Slash Chipping program with pick-up scheduled for June 30<sup>th</sup>, 2014. For 2014, Boulder County awarded our HOA a grant of \$6,000 to help with the expense of picking up and chipping homeowners' slash. This is a matching grant, and Boulder County will let us do our match entirely with volunteer hours. Reminders regarding slash handling:

- In order to participate you must email Marc with the location and size of your slash piles.
- Neatly stack your slash with branch butts out. It makes pick up much quicker.
- If possible, stack up hill from the road rather than down hill.
- Please, NO logs, lumber, pallets, fence post, etc. They contain dangerous nails, staples, etc.

Fire resistant metal signs and signposts with reflective signs were installed. Why were the new signs installed so high? The height provides optimal line of sight for emergency vehicles. A big thanks to Eric Begin for making our new signs a reality.

Pine Beetles are on the decline but Ips Beetles are still around. Watch your lot for dead trees. For the health of the entire neighborhood forest, please deal with any beetle-hit trees properly and in a timely manner.

**Member Issues:** Marc opened the floor to discussion of any new issues from the meeting attendees:

One homeowner suggested that it would be useful to have a contact list for the HOA so members are able to contact each other, especially in case of fire or other emergencies. Leslie Brodhead offered to create and maintain this list. Marc will contact her regarding the details.

Marc received a very nicely worded letter from a homeowner who asks that people walking their dogs please pick up their dogs' poop. Please don't leave it in yards or on the road.

Leslie Brodhead and Bryon Lawrence will take over maintenance of the HOA website.

A homeowner asked when the forest service will remove the large slash piles on Shady Hollow. The piles have been there for years since the forest service clear cut in the area, and they keep saying, 'we will get to it'. FYI: If your lot is within 100 yards of these slash piles, you can apply for a grant to help lessen the danger posed to your property by these piles. Contact the forest service.

Another homeowner asked if the HOA would install speed signs on the back roads to encourage slower driving speeds. A motion was approved to purchase up to four 15 MPH speed limit signs for the back roads.

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

Marc reviewed the HOA board positions that were up for election at this meeting and the compensated accountant position.

A motion passed to hire Cherrelyn Begin as the new accountant for a year. Thank you Annie Thayer for your service as our previous accountant and past President.

A motion passed to elect Eric Begin as Treasurer for a one year term.

A motion passed to elect Marylou Harrison as Secretary for a one year term.

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 Dave Harrahy as Director for a two year term.

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