

**Annual Meeting Minutes
St. Anton Highlands First Addition Home Owners Association
Tuesday May 7, 2013**

The meeting began at 7:07 pm. and was held at the Nederland Library.
President Marc McClish presided.

Officers:

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

Quorum

Representatives of 19 lots were present and an additional 6 lots were represented by proxy for a total of 25. (Representatives of 10 lots are required for a quorum.)

Introductions of the Board Members and Homeowners

2012 Annual Meeting Minutes

A motion to accept the 2012 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.

A question arose regarding whether the past increase of the HOA dues to \$175 per year was a permanent or a temporary increase. The board indicated that the increase was intended to be permanent. In order to fully resolve the issue a motion was made to keep the dues at \$175/year. The motion passed by a vote of 23 in favor to 2 opposed.

NEW BUSINESS

Back Road Maintenance

Marc provided an overview of the maintenance performed on the back roads. The HOA is using Jim Latham to maintain the back roads as needed.

Snow Removal on Back Roads

Marc explained how the snow removal dues are determined and that we adjust the dues as required annually to maintain enough reserve funds for 9 plowings. There are 46 lots/homes that are billed for back roads snow removal. A question was asked regarding plowing of the Summer Rd and Marc informed the meeting attendees that the HOA does not plow the Summer Rd and does not support it being plowed.

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

The Summer Road is graded 4 times per year and the HOA is working to arrange for the rehabilitation of the lower section in 2013 to rip up the underlying recycled asphalt to remove potholes and add additional Road Surface Material (RSM).

Forestry Issues

Marc informed the meeting attendees that the Sort Yard on Ridge Rd will be open May through July 6th, 2013.

A Forestry Workshop will be held at the Harrison's on June 1st, 2013 from 8AM until noon and will cover Wildfire Mitigation, Defensible Space and fire resistant plants/landscaping. Details are on the HOA website.

A Community Workday is planned for wildfire mitigation on June 8th, 2013 – additional details are on the website.

The HOA will offer another Curbside Slash Chipping program with the pick-up scheduled for June 27th, 2013. The annual meeting was moved from June into May to help provide planning and preparation time for a June slash pick up event. Marc discussed that Boulder county awarded funds of \$3000 and the HOA was contributing \$2020. In order to participate you must email Marc with the location and size of you slash piles.

The topic of Homeowners insurance was discussed and one lesson from the Four Mile Canyon fire was that many homeowners who lost their homes in the fire were underinsured. It was recommended that HOA members periodically check their coverage with their insurance provider.

The Community Wildfire Protection plan recommended that we install fire resistant metal signs and signposts with reflective signs. A motion was passed 22 to 3 to allocate up to \$1000 to purchase the signs and posts. Volunteers to install the signs can contact Marc.

Information regarding Pine Beetle Bags and where they can be purchased is available on the website.

Member Issues: Marc opened the floor to discussion of any new issues from the meeting attendees and none were brought up.

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. The board positions are for two year terms which end at the HOA meeting in the spring of 2015 while the accountant position is an annual term.

A motion passed to hire Annie Thayer as the Accountant for another year.

A motion passed to elect Marylou Harrison as Treasurer for a two year term.

A motion passed to elect Dave Harrahy as Secretary for a two year term.

A motion passed to elect Frank Smith as a Director for a two year term.

A motion passed to elect Eric Begin as a Director for a two year term.

Meeting was adjourned at 8:45PM