

1. Opening

a. Call to Order, Alex Wilsdon (President)

- i. Quorum Established, 7:04pm

b. Roll Call, Alex Wilsdon (President)

- i. Roll Call- Members of the board present: Alex Wilsdon, Robert Williams, Marc McClish, Frank Smith, Jamie Carpenter, Eric Begin;
- ii. Property owners present introduced by address and name

2. Old Business

a. Approval of Last Year's Minutes, Alex Wilsdon (President)

- i. Minutes approved, w/ none opposed.

b. Accounting Review, Marc McClish (Director)

- i. Balance Sheet Review
- ii. Confirmed "Snow Removal" calculation of 3 largest years averaged, with an added 9 plowings in reserve (\$450 per loop, may change)
- iii. Card presented to sign for Jim, who is retiring from snow plow duties
- iv. Q&A Session: Discussed general forestry costs, chipping and grants

3. New Business

a. Forestry, Jamie Carpenter (Director)

- i. Jim Webster introduced (Program Dir., Wildfire Partners); Brief presentation.
 - 1. Reviewed general program details, provided informational cards which includes hotline;
 - 2. Emphasis on Mitigation = risk reduction, common sense and science-based actions to be taken as a homeowner;
 - 3. Addressed reduction in funding this year;
 - 4. Chipping Incentives- Wildfire Partners offering 2 hours of chipping at zero cost for those who have had an assessment, assessment free during month of May. Additional incentives discussed;
 - 5. Addressed the need for neighbors to apply gentle pressure to one another/use peer pressure to improve overall fire health of neighborhood;
 - 6. Focus on "Comprehensive preparedness"
 - 7. Addressed the fact that mitigation assists first responders
 - 8. Q&A Session: Discussed acceptance into program, availability of grants, wait-listing, association with building codes, affiliation with national and regional insurance companies and pilot program for defensible space work.
- ii. Jamie discussed specifics of chipping program and benefits, including HOA's intentions to pick up remainder of bill for those who exceed the 2 free hours of chipping;

1. For those not part of wildfire partners, wildfire will cover 25% of cost, 75% billed to homeowners; \$200-245 per hour, appx. 15 min to 30 min of chipping per Marc; Discussed solutions for those who may miss deadline.
 2. Q&A Session: Discussed chipping dates of June 20th-22nd (with contact to Jamie about compliance by June 13th), neighbors providing assistance on personal time, county-level decline in funding for chipping, confirmation chips will be hauled off-site, and mention that HOA website provides guidelines for fire mitigation.
- iii. Community Work Day-
1. Confirmed no matching grant available; Tentatively scheduled for May 26th;
 2. Cancellation of Saws N' Slaws, community work day to replace with fewer rules; Discussed specifics of personal protective equipment and liabilities;
 3. Email to be sent out beforehand, assess based on response;
 4. Q&A Session: Discussed homeowners making financial contribution to efforts, timing, lack of concern for bark beetle from CO State, ability to communicate via other ways besides email, what to do when citizens see campers along Canyon.
- iv. Insurance- Briefly discussed need to address homeowners' insurance limits, with a recommended \$250-\$300/square foot to rebuild post-destruction by fire.

b. Backroads, Frank Smith (Director)

- i. Frank addressed schedule of grading once per year, more if/when issues arise
- ii. Motion to look into speed barriers at board's discretion: Marc moved that HOA membership votes to support research and funding options for a portable speed sign for back roads; Motion had a second, third and fourth with none opposed, one abstained. Motion passed/carried.
- iii. Q&A Session: Discussed speeders across all neighborhood roads, recent incident of dog being struck and killed, role of HOA vs. Sheriff in complaints, homeowner-specific driveway issues, and puddling/road conditions in general

c. Summer Road, Frank Smith (Director)

- i. Confirmed again HOA does not own the land IRT Summer Access Rd;
- ii. Designated as public easement, emergency egress. Confirmed when used for emergency purpose county will pay for re-grading. HOA does not maintain or plow the road as it would incur liability and insurance costs would go up.
- iii. Frank confirmed \$5k in spending last year (appx. 3 times); Weather dictates need; Past years have spent as much as \$10k;
- iv. Addressed rolling and wetting the road, with advice being given to simply grade more often; Status quo- accept that road will not be perfect;
- v. Marc provided advice to engage 4-wheel drive before ascending road to reduce wear and tear
- vi. Confirmed Jim Latham retiring from snow plowing, with Frank inquiring for new contractors and bids;

- vii. Marc confirmed snowfall has been light this year; Threshold for plowing is 6-inches of accumulation, at 2-foot plows unusable; Unknown what new standards will be w/ new contractor; Confirmed use of front-loader for extreme snowfall.
- viii. Q&A Session: Discussed referrals for a private contractor, and that new person/contractor may be available for private service as well.

d. Member Issues, Alex Wilsdon (President)

- i. **Question Regarding Keeping of Chickens/Livestock:** Discussed current position of the HOA and laws on State and Local levels, pushback from homeowners. Confirmed the board's position will be supporting the HOA laws as written. Board would be required to send a cease and desist letter when complaint filed and homeowner found in non-compliance.
- ii. **Question Regarding Bonfires:** Discussed what to do when noticing fire and what current laws are regarding size of fire ring; Confirmed burning of slash a separate issue; Confirmed it's a county issue, when in doubt, call Sheriff's Dept.
- iii. **Question Regarding Changes/Need of the Board:** Confirmed an email will go out regarding openings, departures, commitments of sitting on board.

e. Elections, Alex Wilsdon (President)

- i. Election of the Board:
 - 1. **President-** Marc nominated Alex for President, seconded; None opposed.
 - 2. **VP-** Marc nominated Robert for VP, seconded; None opposed.
 - 3. **Secretary-** Alex nominated Rebecca Wickre for secretary (confirmed one-year term, serving half of two-year term vacated), seconded; None opposed.
 - 4. **Treasurer- (No vote needed, Cass Longino to continue term)**
 - 5. **Directors-**
 - a. Alex nominated Marc for Director position, seconded; None opposed;
 - b. Alex nominated Leslie Brodhead for Director, seconded; One opposed.
 - c. Frank Smith to continue term.
 - d. Eric Begin to continue term.
 - e. Jamie Carpenter to continue term.

f. Meeting adjourned at 9:13pm.

4. **Special Addendum per Alex Wilsdon-** The HOA would like to thank two people that are retiring from decades of service to the HOA this year.

Jim Latham: Jim has always had our backs on our HOA backroads, keeping them smooth in the summer and clear of snow in the winter. We are especially grateful for all those early mornings, late nights, and endless days you were out there during big snow storms so we could get home safely. For always going above and beyond, THANKS! (and happy retirement!)

Dave Harrahy: Dave has held every position on the HOA Board over the many, many, years of his service. His knowledge of the history of our HOA is unmatched and has repeatedly been a valuable resource. Dave is a voice of reason and always approached each challenge with an open mind. We are grateful for his service and wish him well as he steps away from the Board.

(END)

Minutes Recorded: 05/08/18, RLW

Reviewed and Edited: 05/09/18, 05/11/18, RLW 05/31 AW

Signature (Digital)

Rebecca L. Wickre, Secretary

05/11/18