

**1. Opening**

**a. Call to Order, Alex Wilsdon (Vice President)**

- i. Quorum Established, 7:04pm

**b. Roll Call, Alex Wilsdon (Vice President)**

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

**2. Old Business**

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

- i. Minutes approved, w/ none opposed.

**b. Accounting Review, Alex Wilsdon (Vice President)**

- i. Explanation that Alex would be running the meeting because of President Robert Williams had only taken over the role very recently
- ii. Explanation of HOA Dues and Snow Removal billing cycles
- iii. Balance Sheet Review
- iv. Confirmed "Snow Removal" calculation of 3 largest years averaged, with an added 9 plowings in reserve (\$700 per loop, may change)
- v. Discussed the impact of the low snow removal costs the past 2 winters

**3. New Business**

**a. Backroads Maintenance, Frank Smith and Mark McClish (Directors)**

- i. Review of current maintenance and plans for future – cost/frequency
- ii. Discussion of approaches to pothole maintenance
- iii. Discussion of Steve McCullum grading the road after rainfall next week
- iv. Note that Steve McCullum is available to provide grading and other work on individual homeowner properties (cost to be borne by the property owner)

**b. Backroads Snow Removal, Frank Smith (Director)**

- i. Review of current contractor performance and issues
  - 1. Underpowered equipment, late plowing, poor performance
  - 2. Especially problematic on the east end of Cougar Run
- ii. Plans to review opportunities to find a new contractor
  - 1. Resident Dana Oliveira suggested that she knows of two possible alternatives for snow removal contractors next winter and will follow up with the Board after the meeting

**c. Summer Road Update and Plans Mark McClish (Director)**

- i. Update on the delay in creating SARMO and transferring maintenance responsibility from the HOA to the new road maintenance entity
- ii. The HOA will need to continue to maintain the Summer Road for another grading season

1. Discussion of the current status that no-one has “Legal Access” to the Summer Road
  - a. The lack of legal access and impact on maintenance efforts are the basis for the HOA opposing the proposed building on the Van Sickle property – the HOA believes permanent access to the site should be from Ridge RD
  - b. Noted some confusion within Boulder County about access to the Van Sickle property off Ridge but prior surveys have established the corner of the property on Ridge RD
  - c. Boulder County Planning may make take a definitive stance on the property soon.
2. Discussion of plans to codify SARMO maintenance right/responsibility in the bylaws
3. Include landowners abutting the Summer Road in an agreement creating SARMO
- iii. Discussion of plans for Steve McCullum to take over maintenance of the Summer Road – there will be a trial period for both Steve and the HOA
- iv. Expecting to be able to do maintenance after the rain next week
- v. Discussion of extra maintenance required this year for drainage and culverts
  1. Resident Paul Howard suggested that he might be able to get the State to clean out the clogged culvert at the bottom of the Summer Road and will follow up

**d. HOA Dues and Back Roads Snow Removal Fees, Alex Wilsdon (Vice President)**

- i. Discussion of the increase in cost to maintain the Summer Road resulting from transition of Summer Road maintenance from Mark Smith to Steve McCullum
  1. It is expected that the HOA will need to increase the dues by at least \$25/property in order to cover the increase in cost
  2. The Board will review costs and finalize at an upcoming Board meeting
- ii. Discussion of the increase in cost to provide snow plowing with the new contractor used last year (increase from \$450/plowing to \$700/plowing)
  1. Reserves are good, but a heavy winter could deplete them due to the increased cost/plowing of the new contractor
  2. Board will look to find a new contractor and set the annual snowplow fee at an upcoming Board meeting.

**e. Forestry Initiatives: Jamie Carpenter (Director)**

- i. Discussion of the Community Workday: Saturday, June 8, 2019 from 8 – 12 AM
  1. New approach this year – felling and limbing to be completed prior to the workday in order to focus on hauling slash
  2. Property owners interested in help mitigating their property should email Jamie at the HOA email address [sahfahoa@gmail.com](mailto:sahfahoa@gmail.com)
  3. Potluck BBQ to follow the workday at noon – please bring a side dish or dessert (WE NEED A HOST FOR BBQ)

ii. Discussion of the Curbside Slash Chipping Program

1. Jamie was able to secure a \$4,000 grant from Boulder County (Great Job Jamie!)
2. The grant will cover \$100 in chipping per property for properties that have completed a Wildfire Partner Program Assessment – the HOA will cover any cost beyond this for these properties out of the General Fund
  - a. Noted 60 of 95 properties in the HOA are in the program
3. Boulder County will cover only \$25 for properties not in the Wildfire Partner Program
  - a. The HOA is looking at the best way to support fuel reduction / slash hauling for these properties given the limited support from the County and may rely on volunteers hauling to the sort yard
4. Assessments are FREE for the month of May but must be completed by June 5<sup>th</sup>
  - a. Anyone not currently in the Wildfire Partner Program is encouraged to join
5. Targeting a June 10<sup>th</sup> start to the chipping
  - a. The details of preparing your slash remain the same as previous and are available on the HOA website  
<http://www.sahfahoa.org/curbside-slash-chipping-program/>
  - b. It is important to prepare the slash properly to reduce cost and garner support from the contractor
  - c. The contractor last year was very slow and did not do a great job. We will have a new contractor this year.
6. Noted that although the curbside chipping program in the HOA has been very successful there is no guarantee that it will happen every year, so residents should not put slash out until the program is confirmed each year

**f. Wildfire Partner Program: Leslie Brodhead (Director)**

- i. Review and discussion of the program
- ii. Encouragement to get free assessment during May - Wildfire Awareness Month
- iii. Discussion of the use of the Nederland Sort Yard which is open for the season
  1. Hours are Wed – Sat from 9AM-5PM
  2. Accept slash, logs, pine needles and pine cones (loose), weeds (in bags) – no stumps

**g. Elections, Alex Wilsdon (Vice President)**

- i. Election of the Board:
  1. **President** – Robert Williams no vote – to continue term (2020)
    - a. Board appointment after resignation by Alex Wilsdon on 5/6
  2. **VP** - Alex Wilsdon no vote – to continue term (2020)
    - a. Board appointment after resignation by Alex Wilsdon on 5/6
  3. **Secretary**- Alex nominated Connie Howard; Seconded; None opposed
  4. **Treasurer**- Marc nominated Frank Smith; Seconded; None opposed

**5. Directors-**

- a.** Frank nominated Jamie Carpenter for Director position, seconded; None opposed
- b.** Alex nominated Eric Begin for Director; Seconded; None opposed
- c.** Robert nominated Dana Oliveira for Director; Seconded; None opposed
- d.** Mark McClish to continue term (2020)
- e.** Leslie Brodhead to continue term (2020)

**h. Meeting adjourned at 8:40 pm**

**Minutes Recorded: 05/014/19, AW**

**Reviewed and Edited:**

**Signature (Digital)**

**Alex Wilsdon, Vice President**

**05/19/19**