

Saint Anton Highlands First Addition HOA Annual Meeting
May 12, 2020 via Zoom

1. Opening

a. Call to Order: Robert Williams (President)

- i. Quorum Established
- ii. Roll Call: All members of the board present (Dana Oliveira arrived late)
- iii. Property owners present introduced by name and address

2. Old Business

a. Approval of 2019 minutes, Robert Williams

- i. Minutes approved unanimously
- ii. Financial Review, P&L and balance sheet will be posted on website
- iii. \$37,146.60 in HOA account
- iv. Explanation of HOA dues for 95 lots vs back road billing (Cougar Run, Conifer, Shady Hollow and Rocky Knob make up back roads)
- v. Confirmed snow removal fees are calculated by taking the average of the 3 largest years, plus 9 additional plowings.

3. New Business

a. Summer Rd Lawsuit, Robert Williams

- i. Lawsuit is in the discovery phase. Mediation follows and then the case will likely go to trial in 2021. Plaintiff (Van Sickle) is seeking Quiet Title to the Summer Rd so they can have driveway on Summer road. Intervenors Reschke and Stewart are seeking a Prescriptive Easement. The defendants are Boulder County Parks and Open Space, SAHFAHOA, Mike Clements, and Christopher Broad Revocable Trust.
- ii. The HOA has maintained the Summer Rd since 1976 and does not maintain the road for 365 days per year access. Summer Road is not plowed by the HOA and is closed after large storms and for periodic maintenance.
- iii. Mark Cohen J.D. LL.M has been retained to represent SAHFAHOA. Legal fees to date have been covered by funds in the general account.
- iv. Board voted unanimously to continue defending the HOA's rights.
- v. SARMO is on hold until the suit is settled.

b. Back Roads Maintenance, Frank Smith

- i. Mountain Dirt Works has been hired to grade the Summer Road. The annual schedule typically includes 2-3 grades per year -- spring, summer and fall if needed. Average \$7,000 annual cost.
- ii. Back roads are graded once per year in June at a cost of approx. \$4000.

c. Back Roads Snow Removal, Frank Smith

- i. Eric Waldron is doing the plowing. Rocky Knob, Cougar Run, Shady Hollow, Alpine Vista and a section of Conifer are considered the back roads. Those living on Ridge Rd do not pay for back roads snow removal.

d. Forestry Initiatives: Jamie Carpenter (Director)

- i. Forestry community workday on hold due to pandemic watch email for updates.
- ii. **Level 1 Fire Restrictions in place.** No open burning or shooting on public land

e. Wildfire Partners Update: Leslie Brodhead (Director)

- i. Wildfire Partners assessments are free and are required in order to be part of the chipping program. No date has been set due to pandemic, but July is the target. The HOA is not coordinating the slash chipping program. Homeowners will need to email the Wildfire Partners (wildfirepartners.org) to sign up.

- ii. Sort Yard is operated by Boulder County Open Space, unknown when they will open. Contact County Commissioners to encourage opening.

f. HOA Dues Increase: Robert Williams (President)

- i. The HOA annual dues will be increasing from \$225 to \$350 because of the lawsuit and because of increased road maintenance costs. It is hoped that dues will return to the lower level after the lawsuit has been settled. The annual bill will be sent out in July and HOA members will have the option of splitting the bill into two payments – half in July and the second half in October.

g. Elections: Robert Williams (President)

President: Robert Williams

Vice President: Frank Newberry

Secretary: Connie Howard

Treasurer: Frank Smith

Directors:

Marc McClish: nominated, seconded all in favor

Leslie Broadhead: nominated, seconded all in favor

Dana Oliveira, Eric Begin, and Alex Wilsdon continue to serve terms

h. Meeting Adjourned

Minutes recorded

Connie Howard - Secretary

5/19/2020