

# ST. ANTON HIGHLANDS 1<sup>ST</sup> ADDITION -HOA ANNUAL MEETING 6/1/2021

VIA ZOOM

1. CALL TO ORDER 7:00 pm

ALL BOARD MEMBERS PRESENT (36 ATTENDEES)

The image displays two screenshots of a Zoom meeting interface, likely from a Windows desktop. The top screenshot shows a grid of 20 participants in a 4x5 layout. The participants' names are visible above their video thumbnails. The bottom screenshot shows a similar grid, but with some participants' thumbnails replaced by phone icons, indicating they are on mute or have their video turned off. The Zoom interface includes a top bar with 'Zoom Meeting' and 'Speaker View' options, a chat window on the right, and a bottom toolbar with controls like 'Unmute', 'Start Video', 'Participants', 'Chat', 'Share Screen', 'Record', and 'Reactions'. The Windows taskbar at the bottom shows the search bar, taskbar icons, and system clock.

**Top Screenshot Participants (Grid):**

Row 1	Row 2	Row 3	Row 4	
John Perry	Leslie Brodhead	danaoliveira	Jamie Carpe...	alex wilsdon
Latham	Monika	barbara henderson...	Jason Gee	jaymo
Russ Rannet...	Carl Schelin	Bill Plunkett	sallyg	Lynne Newberry
Francis Eparvier	Anne Verbiscer...	Kenya Kuepp...	Kim's iPhone	erin wilson (she...
latham	tomfitzgerald	Jill Mahon	Jim latham	David's iPad

**Bottom Screenshot Participants (Grid):**

Row 1	Row 2	Row 3	Row 4	
Josh	Connie Howard	Frank Smith	Marc McClish	Bob Hein
Serene Karplus	Frank	Rebecca Wic...	19708460951	13039563399
Andrea Beglin	John Perry	Leslie Brodhead	danaoliveira	Jamie Carpe...
alex wilsdon	Monika	Latham	barbara henderson...	Jason Gee
jaymo	Russ Rannet...	Carl Schelin	Bill Plunkett	sallyg

## **2. Old Business**

- a. **Approval of Last Year's Minutes**, Robert Williams moved Marc McLish seconded
- b. **Accounting Review**: Financials were sent out this evening. The highlights were that the lawsuit cost \$42,144. The balance in the accounts is \$57,317.00

### **New Business:**

#### **Lawsuit update: Robert Williams, President**

The Van Sickle summer road lawsuit has been settled. The Court granted the HOA exclusive easement/maintenance rights to the Summer Road. All parties to the lawsuit acknowledge the HOA's rights and the judge affirmed those rights, which have now been filed with the County. The plaintiff, Van Sickle, was granted a limited easement by the HOA to build a driveway off the upper Summer Road. Van Sickle paid the HOA \$17,500 for this easement. The easement is subservient to the HOA's exclusive easement. Although the HOA has agreed to allow Van Sickle access 365 days per year, a driveway cannot be cut without Boulder County Land Use approval. Van Sickle also agreed to put up a \$25,000 bond against any damage to the Summer Road during any future construction at their property and to ensure the proper repair of all the past damage caused by their unapproved road cutting along the Summer Road. The cost of the lawsuit to the HOA was \$42,144.00. When factoring Van Sickle's payment for the easement, the net cost of the lawsuit to the HOA was \$24,644 (\$260 per lot).

#### **Road Maintenance: Frank Smith, Treasurer**

The company used is Don Miller [Mtndirtworks@gmail.com](mailto:Mtndirtworks@gmail.com) or 303-819-2118. Call or email or Don if you need material for your own driveway or you need to contract with him to plow or grade your driveway.

Backroads are graded once annually -- usually in June -- and must be done after the major rains stop and before the roads dry out (not an easy thing to schedule!).

Summer Road was graded today. It was left open, however, due to safety concerns. The road will be closed during future grading, though. The HOA will be bringing in additional road base later this year.

Summer road gate discussion came up. This will be revisited now that the lawsuit has been settled. Next step is for the HOA board meet, assign tasks, and get new bids.

#### **Forestry Update: Leslie Brodhead and Jaime Carpenter, Directors**

Wildfire Partners: The HOA has 70 of 95 lots participating in the program. This is the last year for grants. Reminder: the town clean up day is this Saturday and for a small fee you can dispose of most any waste materials.

Curbside chipping will be June 23-26. You must be part of Wildfire Partners to participate and you must apply to have your slash picked up and chipped. The link is: [www.wildfirepartners.org/chipping-program](http://www.wildfirepartners.org/chipping-program)

If you are doing short-term rentals, you must be a Wildfire Partner member. This is a new County regulation.

Community workday is scheduled for June 12<sup>th</sup>. This is a group effort to help clean up slash and starts at 8:30 am and ends at noon. Barbecue to follow. This is a nice way to meet your neighbors. If you can

volunteer, please email the HOA. If you need help with mitigation, please email the HOA with the scope of work. Please share this with your neighbors.

#### **Dues:**

HOA is holding the dues at the same level as last year.

No HOA dues for the back road snow because we have enough of a surplus to cover the 2021/2022 winter.

#### **Board nominations**

Connie Howard/Secretary - nominated by Robert Williams, seconded by Marc McClish.

Frank Smith/Treasurer - nominated by Robert Williams, seconded by Russ Panneton.

Dana Oliveira/Director - nominated by Robert Williams, seconded by Marc McClish.

Jaime Carpenter/Director - nominated by Robert Williams, seconded by Frank Newbury.

Rebecca Wickre/Director - nominated by Jaime Carpenter, seconded by Robert Williams.

#### **New Business:**

1. Do not put your trash or recycling out the night before because it attracts bears. Please be mindful that bears are given three strikes by the County. After the third offense, they are euthanized.
2. The speed limit on the back roads is 15 mph. Please help us keep our residents, pets, and wildlife safe by observing the speed limit. Following the speed limit also greatly reduces dust.
3. Do not put poison out for mice and voles. Poison affects the entire food chain and results in the deaths of other wildlife. Mice snap-traps are the best option. Please do not use glue traps. If you want to prevent voles from digging up your garden, use castor oil, dish soap, and cayenne pepper (2 cups castor oil, ½ cup dish soap, and 1 table spoon of cayenne and 4.5 gallons of lukewarm water. Soak around your plans with this mix. This can also be used to protect new shrubs and trees. Make sure to do a good soaking before the ground freezes).
4. Ridge Road is considered a county road. To report speeding on Ridge Road, call the Sheriff. To request a digital speed limit sign, call the County Transportation Dept. They will loan one out for 1-2 weeks.
5. For incessant dog barking, please consider speaking directly to the owner. Otherwise, call the County and file a complaint. Electric collars are typically the best tool for controlling incessant barking (for the dog, not the owner).
6. Flood lights are illegal in unincorporated Boulder County. Please try speaking with the offender before filing a complaint. If you want to file a complaint, please submit an online complaint with the county. Website: <https://bouldercolorado.gov/plan-develop/outdoor-lighting-ordinance>.
7. Mountain lions are active in the area all year. Three have been seen in our HOA this spring. Please keep your pets inside early in the morning and during evening hours because this is when lions are most active.

Other:

Jason Moran is requesting that the HOA covenants be changed to allow livestock, including goats. Jason feels that our HOA's rules should be the same as unincorporated Boulder, not specific to our HOA covenants. Jason made a motion, which was seconded by Erin Wilson. Others in the meeting expressed resistance. The motion was tabled with the request that Jason bring a formal proposal to the board, including the legal cost to change the HOA covenants/bylaws.

Meeting adjourned at 8:19pm

Minutes Recorded by: Connie Howard

Reviewed and Edited: Robert Williams/Marc McClish