

St. Anton Highlands First Addition HOA Community Meeting Minutes 06/20/2023

Nederland Community Library, 200 Hwy 72, Nederland, CO 80466

- **Board Members in Attendance:**
 - Frank Smith
 - Dan Storch
 - Jason Gee
 - Marc Weber
 - Neal Wright
 - Jason Moran
 - Alex Wilsdon
- **Call to order: 7:05**
- **Quorum established 7:05**
- **Welcome: Frank Smith - requests for sign in**
- **Ned Fire Presentation by Rick Henrickson**
 - Current fire danger: currently low after all of the rain
 - Fire conditions can change quickly with spans of no rain and a hotter July
 - Review of mitigation information
 - Further information on Nederland Fire website
 - Grant money for fire mitigation is effectively 0 this year
 - No chipping program this year, so slash piles should be taken to the sort yard

- **Community introductions**
- **Road Maintenance and Snow Plowing Update**
 - Summer Road is in rough shape after the rain
 - Don Miller's grader that is usually used is having mechanical issues, so the road maintenance has been delayed
 - Roads should be smoothed next week, starting with the Summer Road
 - Culvert is plugged near the exit of the Summer Road, but this is a state issue and not the responsibility of the HOA
 - Annual maintenance of Summer road is usually around \$4000
 - Backroads maintenance usually costs around \$8000 annually
 - Snow plowing was light this year
- **Governing Documents**
 - Started last year with a new attorney to review governing documents, Lindsay Smith
 - End goal is to get a redlined copy of the bylaws to make necessary changes
 - HOA may have to comply with CCIOA laws and Colorado Non-Profit Act laws, which have some conflicts between them
 - Board will be sending out a questionnaire to get community opinion on which covenants should be changed
 - One major goal for HOA governing documents is to determine which laws we must abide by from CCIOA and Colorado Non-Profit Act
 - HOA needs to address number of board members allowed by the bylaws
 - Board will speak with the lawyer, decide on a course of action, and reconcile conflicts between CCIOA and bylaws regarding board members

- A governing documents subcommittee was formed of board members who were willing to sign an NDA as recommended by the HOA attorney, Lindsay Smith
- A special meeting will be held in future to vote on changes to bylaws once changes are decided on by the board based on attorney advice
- **SARMO - Summer Access Road Maintenance Organization**
 - SARMO would like to get governing documents in order before turning over the Summer Road to SARMO
 - Best guess on getting power to Summer Road is early spring next year
 - In best-case scenario, SARMO gate project will launch next Summer
 - SARMO concept: anyone can join the organization and pay to use the summer road using a gate
 - HOA dues will drop because maintenance costs will be paid by SARMO members
 - Another reason for creation of SARMO is to transfer liability associated with dangers of Summer Road away from the HOA and to SARMO
- **Website Update**
 - HOA regained control of the website
 - The hosting and domain registration of the website is now in control of the HOA and website access credentials can be passed along to future board members
 - Recommendation to add something like a Discord server or forum was mentioned, it was decided more discussion is needed
 - Recommendation for the board to communicate more with the community and membership
 - More information on things like SARMO, governing documents, etc.
- **Treasurer's Report**

- Balance sheet will be posted on the website soon after the meeting
- Deposit for Xcel energy for SARMO gate was refunded after it lapsed
- Another deposit will be paid in the future when the gate project is started again
- Working on allowing members to pay their HOA dues with a credit card
- Annual dues bill invoice is usually sent out shortly after the HOA annual meeting
- Motion was made to accept 2023 fiscal year P/L
 - Motion passed 8:33
- Motion was made to accept 2022 annual meeting minutes
 - Motion passes 8:34
- **Short Term Rental Info**
 - Boulder county changed short-term rental rules in the last few years
 - Community Resources page of the HOA website now contains information about license required by Boulder County for short-term rentals
 - Encouragement to short-term rental owners to post evacuation routes, provide fire extinguishers, and provide information about fire safety
 - Currently short-term rentals are allowed by the HOA governing documents
- **Board Positions**
 - Board grew to 11 positions last year
 - Currently down to 10
 - Open discussion about how many positions and what titled positions should exist and how to vote in board members
 - Recommendation for setting a minimum and maximum number of board members

- Recommendation for anonymous voting on each individual board member
- Motion to wait on making changes to the number of board members in the governing documents until after bylaws are revised
 - Motion passes 8:52
- **Motion to adjourn**
 - Motion passes 8:53
- **Meeting adjourned 8:53**

Our website: SAHFAHOA.org

Our email: sahfahoa@gmail.com