

**NOTICE of *St. Anton Highlands First Addition HOA***  
2022 Annual Members Meeting  
***Tuesday June 14, 2022 7:00 PM***  
Nederland Community Library  
200 Hwy 72, Nederland, CO 80466

**Board Members in Attendance:**

*Frank Newberry, Vice President; Connie Howard, Treasurer; Frank Smith, Director; Rebecca Wickre, Director*

Call to Order- :7:07pm

Welcome : Frank Newberry, requests for sign-in

Quorum Established: 7:08

Board Introductions: Connie H. 845 Cougar Run, Frank Smith, Director, Frank Newberry, Lot #34; Rebecca Wickre

Members Present, Roll-call (Review Sign-In)

Presentation of Proxy Vote Proof

**Vice President's Report, *State of the Association***

- Note of past President, Robert Williams; Brief memorial
- Recognition of Leslie Broadhead, as interim President and her term
- Acknowledgement of lawsuit regarding Summer Access Road claim
- Brief note of history of development & HOA w/ references to original developer; deed of emergency egress; Intention of HOA to hold responsibility of road maintenance
- *Question from Jason Moran : Request for acknowledgement of who currently resides in the HOA*

**FY2021 Review**

- **Annual Meeting Minutes, 2021 - Member: Motion to approved, seconded; Approved, motion passes 7:24**
- *Financial Report / Reserve Accounts Status - Connie H., Treasurer*
  - *P&L Review*
  - *Acknowledgement of miscellaneous revenue*
  - *Acknowledgement of electrical deposit for SARMO*
  - *Question from member on backroad maintenance & snow removal*
  - *Question from member on insurance payment for Board Members*
  - *Acknowledgement that dues will return to \$175*
  - *Acknowledgement that snow removal for backroads fees will be a small fee*
  - *Balance sheet review*
  - *Question from member if balance is based on historic levels*
  - *Member: Motion to accept P&L, seconded Dana O.; Approved, motion passes 7:33pm*

- **Accomplishment(s) - Highlights - Frank S.**

- Backroads maintenance review
- Question from member on culvert at bottom of Summer Access Road - CDOT responsible, HOA cannot touch as part of 200 ft. easement
- Question from member on cost/acknowledgement of \$6785
- Question from member on whether Second Addition members can pay into Summer Access Road
- Acknowledgement that P&L reflects all moneys spent on maintenance
- Question from member on regularity of plowing: Every 6 inches, snow removal requested; Current service charged by the hour
- Acknowledgment of cessation of chipping program; Loss of man-power and resources (Wildfire Partners)
- Acknowledgment of use of HOA (email and website) as a resource for member

- **FY2022 Planning**

- **Acknowledgment and Review of SARMO Initiatives, Marc McClish**

- Summer Road cut in 1969 in order for subdivision to be approved
- Developer did not , Boulder County refused to take it on for maintenance
- Responsibility sits with HOA
- Developer required to set up two entities - HOA for Subdivision and HOA for Summer Access Road
- 1971 laws changed, second addition 35 acre lots
- SAHFA given all powers, but no easement : Summer Road sat in limbo since 1976
- Lawsuit acknowledged developer owned the easement
- Summer Road touches 4 parcels, 3 private, 1 Boulder County
- Acknowledgment of lawsuit and gray area of easement
- Owner sued for Quiet Title, forced the hand of HOA
- HOA tracked down developer's heirs who deeded the HOA the easement and awarded Quiet Title, hold easement agreements with parcel owners
- Question from member on original petitioner and acknowledgement of 365 access for limited road portion, but no rights to plow; Settled \$17,500, limited access
- Acknowledgment of members who worked on lawsuit and SARMO
- Acknowledgement of what SARMO is: Gate at the top, SARMO as a separate entity with its own membership, with a fee paid, 2 fobs for fee paid, all members signing a liability release; Goal is to make the Summer Access Road sustainable w/ acknowledgement that costs and fees have gone up for maintenance and to shift liability and communal care
- Question from member regarding whether HOA is necessary is SARMO is created, acknowledgement of additional purposes of the membership and board: wildfire prevention, general neighborhood improvement, value of community and power, road maintenance, concerns if SARMO fails and the "rip cord"- do not want to give away the easements and rights and what was won in the lawsuit

- **Budgeting Analysis: Assessment Review (post "Lawsuit")**

- **Frank Newberry: SARMO Project funding review, acknowledgement of "re-start"**

- Question from member on what are next steps, how board will establish who and what

• **Draft Proposal for Membership election to recognize/adopt CCIOA. (Colorado Community Interest Owners Act - Colorado General Assembly 38.33.3-102, Legislative declaration. • Pre-emptive Release of Governing Policies (1/20/2022)**

- Frank Newberry, acknowledgement of what CCIOA is; Entity under regulatory agencies (real estate) to “guide” homeowners associations
- Acknowledgement of those HOAs formed before or after CCIOA
- Acknowledgement of necessity of a separate meeting
- Comment from member on definition of CCIOA as an “act”
- Question from member on whether the Board intends to be compliant with CCIOA; Acknowledgement of part of CCIOA sections, membership will vote
- Question from member on why it is necessary, do we need to follow
- Question from member on money spent
- Acknowledgment

Motion to move forward with vote on board by Connie

**Election(s) - Board of Directors**

- Review of current status of board
- Review of bi-laws
- Call to order
- Call for nominations for board:
  - Jason Moran 177 Cougar
  - Marc McClish 132 Rocky Knob
  - Marc Weber 3360 Ridge
  - Alex Wilsdon 3787 Ridge
  - Neal Wright 326 Cougar Run
  - Frank Smith 200 Rocky Knob
  - Frank Newberry 4146 Ridge Road
  - Jason Gee 3643 Ridge Road
  - Dave H.
  - Dan Storch
  - (Rebecca Wickre’s term has not ended)

After brief discussion, membership voted on a motion to approve all nominees to the board. Motion passed, 11-member board established.

• **Motion to Adjourn - appx. 9pm, motion passed.**

Our website: SAHFAHOA.org  
Our email: sahfahoa@gmail.com