

2026/06/02 - SAHFAHOA Annual Meeting Minutes

- Meeting commences at 19:03
- Quorum present at the meeting
- Board members present:
 - Dave Harrahy - Interim President/Interim Treasurer
 - Neal Wright - Secretary
 - Rebecca Wickre - Officer
 - Jason Moran - Officer
 - Marc Weber - Officer
 - Jason Gee - Officer
- Vote to pass 2025 HOA Meeting Minutes passes unanimously

Old Business

- Treasurer's Report - Dave Harrahy
 - Budget
 - Dues increased to \$375 due to increased costs, this increase was approved in a vote by the board
 - Summer road is always the biggest expense on the budget at around \$2,1500
 - Operating expenses work out to be around \$7250
 - Total expenses: \$32794
 - Net profit/loss for the HOA based on the projections: profit of \$2,456
 - The HOA tries to maintain about a year's budget in reserve in the bank account
 - The cost of the insurance policies listed on the budget is \$3,700, we just got the actual cost which is \$3,748
 - Bank account change
 - The HOA is in the process of switching banks from UMB to Flatirons bank for ease of use
 - Accounts receivable
 - Billing for dues usually happens around the beginning of July and are due 30 days later

- Last year billing occurred late
 - Those who live on the backroads will get a 2nd bill around September and are due 30 days later
 - Members will be sent a quickbooks link by email unless that member has no email on record, in which case a paper bill will be sent to the member's address
 - The HOA accountant, Cass Longino, will be sending reminders for outstanding dues from last year
- Road maintenance report - Jason Moran
 - Don Miller would like to add road base to 3 different areas of the backroads
 - Generally Don is happy with the state of the roads aside from those three areas
 - The backroads grading will likely happen in either June or July
 - We are spending an amount on the Summer Road based on our budget, which is less than the amount recommended by Don
 - Don is planning to clean the culverts for the Summer Road this year
- Chipping Report - Jason Gee
 - We had 55 participants in the chipping event earlier this year
 - Anyone can participate, even if they are technically not in the HOA as long as they live nearby
 - You must sign up for the event, just putting your slash pile out will not guarantee that the pile will be chipped
 - The next chipping event will happen either in August or September, the finalized date has not been decided yet
 - Members can reach out to Wildfire Partners to learn if there are any chipping programs in the area
 - The Wildfire Partners chipping events will not take:
 - Logs
 - Stumps
 - Pine Needles
 - The sort yard will accept logs and pine needles, but not stumps
- Wildlife Report - Dave Harrahy
 - There are a few moose that have had babies, they can be aggressive
 - Be aware, back away, if you get charged, hide behind a tree
 - Multiple bears in the neighborhood as well

- There is a bear with two ear tags, meaning that it will likely be euthanized if there is another incident
- Please keep bird feeders inside at night
- You can call Colorado Parks and Wildlife - they will provide rubber buckshot that can be used to deter bears to make sure they remain afraid of humans
 - Retrains the bears not to engage in behavior that will lead to Parks and Wildlife euthanizing it
- Household ammonia can be sprayed around trash cans and other problem areas to deter bears
- Declaration of Association and Protective Covenants - Dave Harrahy
 - The updated documents have been voted on, passed, and filed with the county. They have also been posted to the HOA website at sahfahoa.org

New Business

- Annual Dues and Snow Removal on the Backroads - Dave Harrahy
 - Fewer people are available to plow
 - Our previous contractor that we used for snow plowing is no longer available, and we have only been able to find much more expensive contractors this season
 - With the new, more expensive contractors, we only have enough money in the budget for about 5 plowings in a year, which is not nearly enough to cover average snowfall
 - The board is currently in the process of trying to find a cheaper option that will not require drastically increasing the snow removal budget
 - The HOA board is putting the word out to the membership in case any members either know someone who is less expensive, or is willing to do the job themselves for a cheaper price
 - The HOA will email the membership once we have found a solution for this
- SARMO - Summer Access Road Maintenance Organization - Dave Harrahy
 - The long-term plan is to try to put a gate up on the Summer Road so that we can charge other people to use it and don't bear the brunt of the costs

- This will allow us to improve the road maintenance
 - Alex Wilsdon volunteered to help with the SARMO project
 - Updating the declaration documents was part of the effort to get started with SARMO
 - The HOA will always have top-level legal control and ownership over the Summer Road, even if SARMO is controlling access to the road
 - SARMO would essentially be a subservient entity to the HOA regarding the Summer Road
 - SARMO exists already as an entity, and was designed to have a dedicated board to run it
- Election of Board Members
 - One of the key goals of the board going forward is to have at least two members of the board working on any aspect of the board so that if someone on the board leaves or can't serve anymore, that there will be someone else who is aware of the goings on and can explain that to a future board member
 - We decided to set the number of board members to eight for the time being in order to make sure that there is some redundancy built into the board. The goal is to avoid one person having all of the info about a given issue, and then leaving
 - Members can always volunteer to help with something without committing to joining the board
 - Once we have decided on the 8 members of the board, then the board will separately decide who fills each specific officer positions
 - A motion is made to re-instate the existing board members
 - The vote passes unanimously
 - Jason Crane volunteers to serve as a board member
 - Lance Stewart volunteers to serve as a board member
 - Motion to elect Lance Stewart and Jason Crane to the board
 - Vote passes unanimously
- Other/Questions
 - Russ Panneton made an announcement about nederlandfire.org road sign program to make sure that houses have a reflective address sign to make sure firefighters can see houses' addresses in emergency situations
 - There was a request from the membership to try to organize another community potluck/bbq event

- Meeting adjourned at 20:16