

The Woods at Buck Mountain, Filing 2
Annual Meeting of Property Owners - Minutes
Saturday, August 13, 2016

Call to order and welcome – 1:00

Introduction of current Board members

All 6 Board members were present

Secretary's report on Attendance and Quorum

Bob Van Duys reported that owners of 27 lots were present or had sent in proxies, so there was a quorum for the meeting.

Presentation on fire mitigation by John Grieve, Colorado State Forest Service, Canon City

Mr. Grieve covered some of the things owners can do to reduce and mitigate the dangers of fire. In particular, he explained the availability of his office (or others, including possibly our fire department) of doing an evaluation of the Home Ignition Zone (HIZ) which is the zone 5 feet and 25 feet surrounding the home, looking for dangerous situations which could be improved upon to reduce the risk of a home burning down. He also pointed out that in many fires, the initial front will not ignite the house, but the ember storm which follows frequently does cause ignition, sometimes several days later.

He also explained the process for creating a Community Wildfire Protection Plan and the possibility of obtaining matching grant funds for mitigation work. There were several attendees interested in investigating this possibility, so Dave Heppe asked John to send a couple of more information packets, to be distributed to the individuals, with the possibility of creating a committee to look at this further. Board member Mike Brown is one of those interested, so he could act as a liaison to the Board. Also, an idea was also put forth to have an HIZ evaluation done at a couple of homes, and invite all owners to participate/watch as a way to learn more about safe home zones. These ideas will be discussed further at the Board's fall meeting.

John left a series of handouts on fire safety, the HIZ, evacuation planning, and community planning. In addition, Dave provided a handout with the names of possible mitigation companies in the area.

Also, there was a reminder about our existing fire egress routes – which are shown on the map on the website, and are marked with signs and reflectors. One of these is on the north side of Buck Mountain, the other starts at the south end of Wild Turkey Court.

Activities 2015 and 2016 year to date

New residents & construction

Daniella Martaramo #22 – purchased from Anderson

Richard & Ann Reed #43 – purchased from Barlow - Welcome to both!

Hurley's home is finished, Eichman's have started on their home; and Kitchen and Van Duys are doing additions.

Fire tank

Jim Yourishin worked with the Fire Department, and got a written agreement to fill and keep it full. This was done last fall, and a recent check indicates that the tank is still full. The Fire Department is supposed to supply a lock. Thanks, Jim

Snow plow advisory e-mail

Last winter, we started a process whereby Steve Purdy sends an e-mail to winter residents providing information on the status of any possible snow plowing – whether it is deep enough to plow or not, when to expect the work to be done, etc. If anyone did not get those emails last winter and would like to be added to the list, contact Steve.

Mail box access snow shoveling

Dave received a letter from the Post Office pointing out the need to keep the path to the mailboxes shoveled (the one time they weren't, after a 2 foot storm when most of us were out of town!). In any case, the Board decided that to help the situation in the future, a snow shovel will be purchased and kept leaning up behind the boxes. If anyone sees that shoveling is needed and is physically able, we would appreciate it if you would pitch in. Thanks!

Road grading & gravel work

At its May meeting, the Board authorized an additional \$1,000 from 2015 for more Indian Sunset; the total spent was \$10,089, about \$450 over the original 2016 budget, so not the full amount authorized.

A total 1,015 tons Indian Sunset was put down; 615 paid by the HOA, 400 by 8 owners at their discretion (plus 2 did private driveways at group pricing; 75 tons). The main sections covered were around the dumpsters, from the dumpsters to the T, from the Taylors all the way to Heppes, from the intersection of Merriam Turkey and Pheasant Loop past the Lees, plus some problem areas.

We were able to do less grading this year, because some areas are in good shape, and others were skipped because grading will disturb and displace the Indian Sunset. We spent only about ½ of the 2015 amount, and those savings went to more Indian Sunset.

Thanks to Steve for all his work – the project took a number of days and close supervision.

Steve points out that high speeds - people driving up to 50 mph – are causing washboarding and extra cost– Steve pleads for us all to slow down, to no more than 2025 mph, or the washboarding will continue to get worse.

Weed work

We had 5 tanks of weed spray applied in early August, the same as last year – main weeds included tumbleweed, mustard, and some mullein. Most of the development is in very good shape due to keeping up annually.

However, the end of Merriam Turkey to Purdy's was really bad, down to barely more than 1 lane. This area had not been sprayed the last 2 years, and skipped several times earlier. Steve provided pictures which show that spraying is in fact effective. It took 2 tanks for that one short stretch; 3 for the balance of the development.

Jerry W. has been spraying the dumpster area – thanks!

Dead tree removal

The Board notes the presence of a few dead trees scattered throughout the development, and encourages owners to cut and dispose of them, as they are unsightly and pose possible fire hazard and disease risks.

New building approval process (Covenant Section V)

Dave reminded everyone that the Covenants require advance approval for any significant new building. Information including location, plans, materials, plus septic and height info if a main building (all this is detailed in the covenants) are to be provided to the Board at least 60 days prior to the beginning of construction. Typically, the Board reviews the materials via email in significantly less than 60 days, but does require time to ask questions and make comments. Thank you in advance.

Dumpsters - appropriate (and inappropriate) materials, and recycling

The dumpsters continue to be nearly full, and we are at risk of having to spend more for increased capacity. All owners are encouraged to not dump recyclables but to take advantage of the convenient recycling locations in town, and to not dump things like weeds and branches, as the dumpsters are for household trash only. The new combo is 1501.

High speed internet update

Based on a survey over the winter, there is enough potential interest for DD Wireless to consider installing a tower within the development. They are looking for a location, and DDW is talking to one or more owners about possible sites. The Board will continue to monitor the situation, but at this point a possible tower is between DDW and the owner(s).

Treasurer's report (attached)

2015 Actual

2016 Year To Date

2017 Preliminary/Proposed

Anita Welch presented the above information, on one handout. Discussion and a few questions ensued. The Board is not recommending a dues increase for 2017. Jim Yourishin asked for approval of the proposed budget, which was passed by voice vote; the new Board will finalize the 2017 budget at its first meeting.

Dave indicated that an inflation based increase is likely to be recommended for 2018.

Suggestions for projects or improvements for the next year

Pete Sobel suggested we look at cleaning up the area under the dumpsters, either by adding gravel or pouring concrete. The Board will look at this in the fall.

Suggestions for topics to be covered at 2017 meeting

None

Nomination and election of Board members for coming year

All 6 current members are willing to continue next year. Jerry Welch nominated Sue Yourishin to join the Board. Monty Lee moved the nomination of the existing Board plus Sue. Passed by voice vote.

Any other business

Deanne Montgomery mentioned that Bob Pratt in Filing #1 is monitoring bobcat activity, and asks that anyone who has a sighting pass on the information to him.

Adjourn – 2:30