

The Woods at Buck Mountain, Filing 2
Annual Meeting of Property Owners – Minutes
Saturday, August 11, 2018

Call to order and welcome

The group convened informally about 12:30 so that Charles Bryant, the Huerfano County Noxious Weed Manager, could make a presentation to the group about a review of the development that he had conducted that morning. (This review was scheduled at the last minute because Mr. Bryant was already going to be in the County, so it wasn't included on the original agenda. Also, he spoke to the group early so that he could move on to other responsibilities later in the day.) A summary of his presentation is under "Weed Work" below.

After Mr. Bryant's presentation, the group resumed eating lunch, and the meeting was formally called to order at 1:30.

Introduction of current Board members

Present at the meeting were President Dave H., Vice President Mike B., Secretary Bob V., Treasurer Anita W., and at-large members Chris E., Mike P., and Steve P.; not present were at-large members Jim Y. and Sue Y.

Secretary's report on Attendance and Quorum

The Secretary reported that owners of 30 lots were represented at the meeting (19 in person and 11 by proxy) and therefore we had a quorum.

Activities 2017 and 2018 year to date

New owners:

New owners in the last year include Lot 1 – Steve & Melanie I., Lot 24 – Holly B. and Lisa C., Lot 31 - David & Christen R. and Lot 44 - Michael & Elizabeth B. Welcome to all – we look forward to you joining our community!

Construction:

The development is getting built out! Currently, there are 24 completed homes, 2 in process and 1 approved. Major projects during the last year include: T.J. & Donna T. with a guest house approved and in-process; Lawrence & Ann R. whose house was finished; Holly B and Lisa C had their house approved and it is in-process; and John & Debra C., whose plans were approved and hope to start construction in the Fall or next Spring.

Also, 2 smaller projects were approved and are in-process.

The Board reminds all owners that all projects of any significance require prior Board approval and completion of a Contractor Guideline form (available on the website). Ideally, plans should be submitted to the President electronically, so that they can be circulated to the entire Board for review, questions, and approval. This process typically takes just a few weeks, but should be completed well prior to the anticipated start of construction. Approvals are then ratified at the next subsequent Board meeting, so that they are documented in the Minutes.

Thank-yous for 2017/2018 work done:

As usual, several owners volunteered their services to help keep things up around the development. A big thank you to Chris E. & Jerry W. who bought and spread gravel in a couple of pothole areas on the road; Chris E. who used his tractor several times to pull gravel in from the road fringes, and to Bob V. who worked with his tractor and a rake to flatten wash-boarding on the main part of the road. An extra big thank-you to Pete S., who somehow convinced the County Road & Bridge crews to come out and spread new road base to cover up the very rough and rocky section of County road just before our development.

Road grading & gravel work – Steve P.

The Board authorized \$11,800 for 2018 road work, composed of \$10,300 from the original budget and \$1,500 of snow plow monies not used in Spring 2018.

The work this summer will be done in 2 parts; one was completed in late July, and the second part will be in the Fall. Because of the severe drought conditions, Steve elected to have the road watered prior to grading (the main road from the dumpsters to the T, and one section each to the north and south where wash-boarding was particularly bad). Those sections were then graded, along with most of the remainder of the development which was graded dry; a couple sections were skipped because they either were in great shape, or because on-going construction is damaging the road such that grading would be a waste of money. He elected to not put down any road base at this time, because of his concern that in the drought and high winds, much of it would blow away and or begin wash-boarding immediately. This work cost around \$2,800, leaving about \$9,000 for phase 2.

The second phase of the work will be done in the Fall, probably late September. Prior to that, Steve will determine whether any culverts need to be cleaned out, or whether weeds on the fringe need to be mowed. He will then do grading as needed (hopefully it will be damp enough that watering won't be needed) and the remaining money will then be spent on road base, either renewing damaged areas or extending the base to new areas. Steve maintains a map showing where each year's road base was put down, which he updates annually and uses in conjunction with frequent road inspections to plan where the next work will be done.

Steve emphasizes that the biggest single cause of wash-boarding on our roads is known to be excessive speed (there are actual studies proving this!) and urges everyone to keep their speeds to 25 miles per hour or lower. To emphasize this, the Board is looking at installing 6-8 speed limit signs on the most heavily traveled roads.

Steve spends innumerable hours and days inspecting the roads, planning work with the contractors, and supervising the maintenance and new road base installation. We all thank him for his effort and his professionalism.

Weed work – Chris E.

Road-side weeds were sprayed in late July, with a total of 5 tanks of spray used. The heaviest application was on the west end, along the dead-end portion of Merriam Turkey, which hadn't been sprayed for several years due to budgetary limitations. The weeds were under good control, but there were a lot of small sized tumbleweeds starting up, so the timing was good.

The Huerfano County weed expert, Chris Bryant (Custer County does not currently have a weed expert, so Bryant is assigned to serve Custer) toured the development with Chris E. the morning of our meeting. He reports that ours is one of the best subdivisions he has seen for the lack of toxic weeds. He found only Class C list species, with the worst of these being Russian thistle (tumbleweed), mullein, and cheat grass. We routinely spray for the first two; more on cheat grass below. Bryant indicated that after he finishes his ongoing survey of Custer County and prepares the needed report, that there will be a system in place for subdivisions to apply for financial assistance for spraying programs, which could be \$350-400 in our case. Chris E. will continue to follow progress, with the goal of applying for assistance next year if the program is active. Mr. Bryant will prepare a full report on his findings, and after he submits it to Chris, we will post it on the web site, as it likely will have lots of good, specific information for our owners.

Mr. Bryant indicated that cheat grass is non-native, and that it outcompetes the native plants. Most of us have seen a spread in this grass over the last few years, both alongside the roads and in our meadows. In addition to being ugly (it dies out very early in the summer) Mr. Bryant indicated it has the potential to significantly increase the fire risk in any area because it is so dry all summer long. Although he discussed possible chemical treatments, it sounds like the safest and most viable method of treatment is to cut the grass before the seed heads drop. This is when the grass is still purplish and may be 4-6 inches tall, and the cutting is probably best accomplished in late May or very early June, depending on how the winter and spring have been. We will probably do a cutting along the roads at that time, and owners may want to consider doing the same on their properties.

Fire info

We had a presentation from the Colorado State Forester and our Fire Committee at last year's meeting, so Dave summarized the information mainly for the benefit of the new owners. The Fire Committee, working with the Forester, developed a fire plan for the development, and that plan will soon be signed off by County fire and disaster officials. They consider our roads to be very safe for their purposes, and they identified spots for equipment turn-around, helicopter landing sites, etc. Also, the Forester did a fire risk assessment on each completed home, with the results being provided to the Committee and the homeowners. If owners of any newly completed homes would like a similar assessment, the Forester can be contacted (info on the website) and the cost is nominal. As part of that review, we have designated two

fire-egress routes that would be used in case a fire blocked the normal access to Highway 69. One is on the south side of the development, and one is on the north; a map is available on the website and they are marked with signs and reflectors. The Board reminds all owners and their guests that these routes run across private land and are for use only in case of an emergency.

High speed internet update – Mike P

We have been trying to get Secom (and its predecessor, DD Wireless), a provider of wireless internet services, to evaluate the possibility of installing a tower to improve internet service into our development. After a great deal of persistent follow-up, Mike P. was finally able to get a Secom representative to make a site visit. The good news is that there is governmental grant money for companies like Secom to improve internet access to rural areas. The bad news is that they are very busy. However, the representative indicated an interest in studying a possible tower, and Mike will stay in touch with him to see what may develop.

Dues payments- Anita W.

The Covenants require that the annual dues payments be received by the Treasurer no later than January 31. After several years when quite a few payments were weeks or months late, the Board revised the annual dues letter to stress the importance of timely payments. Anita is happy to report this seems to have worked, as she had all but one or two payments in hand by the end of the month this year. Thanks to everyone for complying – it makes her job much easier!

Reminders:

We maintain an email list for those who would like notices about snow plowing activity. When it's scheduled, why we might not be doing it, etc. If you would like to be added to this list, just let Dave or Steve know.

We keep a snow shovel behind the mail boxes so that any helpful individuals can shovel out the path when needed. Thanks to everyone who helped out last year – Dave didn't get chewed out by the post-lady once!

We continue to teeter on the edge of needing an additional dumpster; most of the time it is OK, but we recognize that it occasionally gets very full. To avoid that additional cost (probably \$1,600+ per year) Anita and Dave again emphasized the importance of recycling. For the benefit of new owners, Dave reviewed all the recycling locations in town; Anita handed out slips with the location information and Dave will renew/refresh the signs posted at the dumpsters. The access code remains the same; if we need to change it later in the year we'll send an email to all owners.

Dave reminded everyone of all the information that is available on the web site. In addition to information about weeds and fire mentioned above, minutes of all meetings are posted, and they are written in more detail than absolutely necessary so you can stay informed. Also, financial updates are posted at the same times as Board meetings. The site is www.thewoodsatbuckmountain.com; Dave gave the login and password information. A big thank you to our webmaster, Monty L. who created and maintains the site.

Again, a reminder that ATV or any other usage on the two fire egress routes is forbidden except in the case of an actual fire cutting off access to Highway 69.

In light of the drought, please stay on top of cutting any dead trees on your property, as they are not only unsightly but also increase the fire hazard. Chris E. asks that you also look for small trees and shrubs growing in the bar ditches, as they can increase erosion onto the road.

Treasurer's report- Anita

2017 Actual and 2018 Year To-Date:

Anita presented the actual results for last year and year to date (copy handed out and attached). Last year we ended up with a surplus of a little over \$600, due to an overrun of about \$700 for road work (authorized in advance by the Board) being offset by savings on snow plowing (\$500), weed spraying (\$1,000) and miscellaneous expenses. As mentioned under the road work section, the spring savings of \$1,500 on snow plowing will be added to the road budget; all other expenses are on track, so we continue to budget for zero profit or loss.

2019 Preliminary/Proposed:

Anita presented the proposed, preliminary budget for 2019. In 2017 we had increased dues \$10 per year; because we ended that year with a surplus, and are expecting a break-even year in 2018 with no significant cut in services, the Board is not proposing a dues increase for 2019. Accordingly, a motion was made to approve the proposed budget with no dues increase Mike P/Chris E/Pass.

As usual, the Board will finalize the 2019 budget at its Fall meeting. At that time, expense allocations will be finalized based on our most recent information, but dues won't change and we will maintain the zero profit and loss (we do this by adjusting the amount allocated to road work, after all other expenses are finalized, since it is the most discretionary.) Also, Dave discovered (and reported) that the CCIOA rules for budget approval are actually worded that the Board should recommend a budget, and that budget is adopted unless a majority of those present at the meeting vote against it. Our process has always been to ask for majority approval, and the Board intends to maintain that system, but it is good to know what the legalities are in case there was ever a major disagreement.

Suggestions for projects or improvements for the next year/helpers for this year

The Woods sign at the main entrance at Highway 69 is in need of repainting, as the colors are fading and checking. Dave asked for volunteers to work on it, and Jon & Destyn H. and Alan & Janet H. graciously volunteered. The POA will reimburse materials costs as needed.

The recycling signs at the dumpster have blown away or been damaged. Dave will print out new ones and replace them.,

Once a decision is made on possibly purchasing speed limit and no open burning signs, Steve will send may send out an email for volunteers – post-hole diggers needed!

Bob & Lynn K. may be looking for help with re-staining the dumpster fence.

Dave asked about other project ideas, and one idea that was brought up was the possibility of the POA renting a large chipper. Perhaps this could be done in conjunction with cleaning of brush and trees from around the electric boxes, as recommended by the fire department. The Fire committee may look into this further.

Suggestions for topics to be covered at 2019 meeting

None brought up, but feel free to forward any ideas to the Board during the coming year.

Nomination and election of Board members for coming year

Of the current Board, a couple have been members for a year or so, but the majority have served for 5-7 years or more. At this point, several of the longer-serving Board members are happy to have helped but would feel they have more than done their share, so they would like to finish their service and feel it is only fair for others to step up and help keep our lovely development moving forward in a positive way. Rather than having a “mass-retirement”, those members think it would make sense to provide for an orderly transition by staying on one more year to help “train” their replacements. Of the current Board, Jim and Sue Y. would like to go off this year (thank for all your years of service!) but the remainder of the Board (Dave H., Mike B., Bob V., Anita W., Chris E., Mike P., and Steve P.) are willing to stay on one more year.

Dave explained that at this point in our history, and barring any major developments or special projects that might require extra time, the Board typically meets three times a year. Our business is pretty routine, and usually just involves budget reviews, keeping things going (trash, snow-plowing, etc.) building plan reviews, and special project updates like internet access or the fire committee. We usually have one meeting in September or October to elect officers and review normal business (usually about 2 hours), one meeting in April or May to catch up on routine business and plan for spring and summer activities (usually 2-3 hours) and one meeting in July primarily to plan for the annual meeting (usually just an hour or so). In addition, officers have some on-going work during the year, and all members review building plans as needed and occasionally consult on one-time issues via email. The meetings are typically held at a Board member's house, but participation by phone or video conference is allowed by our By-Laws.

At this point, Dave asked (begged?!) for new Board members to volunteer, and both Holly B and Jon H volunteered (or were volunteered?). Thanks so much to both of you! Because it is preferable to have 3 or 4 new Board

members, it was suggested that Dave send an email with this information to all those who weren't actually present at the meeting, and he agreed to do so.

Motion made and approved to elect the 7 Board members who agreed to return next year, as listed in the first paragraph in this section, plus Holly and Jon. Anita W/Cindy P./Pass.

Any other business

None

Adjourn

Motion to adjourn at 2:45. Jon H./Pass.