



# Woods at Buck Mountain Filing #2

## Annual Property Owners Association Meeting

### August 7, 2021

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#### **Call to order and welcome address (*Richard Reed*)**

The meeting began at 11:45 a.m. after being moved from Hermit Park to Lange Hall due to high winds making it difficult to conduct business. Lunch was served and attendees took their seats. Richard welcomed everyone and introduced the current board members.

#### **Secretary's report of attendance and quorum (*Char Bouts*)**

Char verified that a quorum was met between property owners present (18) and property owners by proxy (10), making it 28 lots represented.

#### **Reports from board members:**

##### **a. New lot owners and new construction updates (*Chris Eichman*)**

Chris reviewed the lots that have new construction, and the lots that are preparing for construction. The following lots have construction projects in the works or have recently finished a project: Lots 2, 12, 16, 22, 34, 39, 41. He went on to welcome new lot owners:

- Lot 1 - Sandra & Robert Akmenkalns and Craig and Jessika Smith
- Lot 6 - Ronald & Ashley Bush
- Lot 12 - Dean & Donna Francis
- Lot 18 - Andrew & Laura Hazen and Charlotte Sweeney
- Lot 24 - Stephan & Elizabeth Robinson
- Lot 25-26 - Thomas & Michele Hart
- Lot 39 - David & Darienne Owings and Jerod Schulick
- Lot 41 - Thea & Chenda Reach

##### **b. Weed control (*Chris Eichman*)**

Chris reported that the weeds along the roads have been sprayed again for this year. The future is unknown for the current weed company as they are changing hands and might not continue to service our neighborhood. Chris also explained which weeds are being targeted because of their classification as "noxious weeds." Our POA website lists which weeds we should be trying to eradicate on our own properties.

##### **c. Fire mitigation (*Chris Eichman*)**

Chris clarified that our POA covenants DO NOT allow for any burning of slash piles, branches, etc. regardless of obtaining a burn permit from the county. Personal fire rings are allowed, but it is strongly encouraged to use a screen covered fire ring. Chris would prefer that no one have any fires of any kind to help avoid any accidental fires that could potentially ruin our beautiful woods and homes. Our website has more information on fire mitigation.

##### **d. Road maintenance (*Steve Purdy*)**

Steve described the process of our road maintenance saying that the roads are graded twice a year and the gravel is replaced as needed. He tries to keep the blading to a minimum so as not to lose the gravel that exists. He asked everyone to slow down because speed causes the wash-boarding effect. We can all do our part to save the POA money in the road maintenance budget, by slowing down.

**e. Trash dumpsters (*Richard Reed*)**

Richard thanked everyone that contributed to the volunteer fund to help obtain a third dumpster. He updated everyone on the new dumpsters describing the metal lids and rods on two of the dumpsters and one with cables. The third dumpster seems to have resolved the issue of overflowing/full dumpsters. He also discussed the bear activity that was happening this summer, and Chris interjected the importance of keeping the bears at bay by being diligent to put all food away so as not to attract the bears, including bringing in bird feeders every night. He also said it is important to keep the bears afraid of humans and that we can contact the local Parks and Wildlife officer, Justin Krall, (719-371-2240) to request some rubber bullets. Richard communicated the recent development regarding available recycling options. Currently we are limited on what can be taken to recycling places, but new facilities are being constructed. (See attached form with recycling information at end of minutes).

**f. High speed internet county proposal/presentation (*Richard Reed*)**

Richard revisited the discussion about a communications tower being put in our development on certain lot owner's private property. He told the group that the Custer County Communication Tower Committee presented to the POA board, on Jan 30, 2021, their plans to install an internet communication tower on the adjacent state owned land next to lot 4 of the Woods at Buck Mountain. The Committee has formally requested that the Woods of Buck Mountain POA grant them access to the land through an easement on a lot within our POA and use of the roads within the POA. The POA and the Committee discussed this to be a violation of our covenants to grant ongoing commercial activity access through the Woods of Buck Mountain. Based on recent surveys of the lot owners and discussions with the POA board, we have notified the Tower Committee that the overwhelming majority of our POA members are opposed to a covenant change or granting a variance to allow this access through the Woods of Buck Mountain.

There also was a discussion about the towers being obsolete, especially with the new release of Star-link satellite dishes from Elon Musk. Three property owners have already installed the Star-link satellite and are receiving optimal reception.

**g. Mailboxes (*Char Bouts*)**

Char shared that there had been problems with some of the mailbox keys not working for some property owners. She contacted the Post Mistress and had the locks replaced. The Post Mistress suggested that each property owner be responsible for their own locks, keys and boxes, relieving the board of the responsibility of keeping the spare key and handling the maintenance of the locks, etc. Char gave the spare keys to the property owners present. Also, the Post Mistress asked that no one use WD40 in the lock as this ruins the lock's mechanisms. She said that if a lock is stiff we can use powdered graphite in the lock. She also said that the property owners can have as many copies of their mailbox keys made as they wish. Property owners should contact the local post office in the future if there are any issues with their mailbox.

**Financial report (*Liz Brannen*)**

**Budget report**

Liz reported that the POA is on track for the annual budget and there weren't any unusual expenditures this year. Also, the good news was that there isn't a need to raise the POA dues for the coming year. (See attached budget at end of minutes).

**Nominations and elections of board members for next year**

The ballot was distributed and time given for everyone to vote, including proxies. The votes were counted and tallied yielding a unanimous vote electing all the nominees. Chris Eichman is stepping down from the POA board, resulting in the following persons to be on the board for the year 2021-2022: Char Bouts, Liz Brannen, Jon Hood, Steve Purdy, Richard Reed, TJ Trecek.

## New business:

### a. **Dark skies of wet mountain valley preservation – (Deanne Montgomery)**

Deanne expressed her desire to keep our development a dark skies compliant neighborhood. She urged everyone to honor the guidelines and help keep the nights free of obtrusive lights by either turning off all your outside lights or converting to “dark skies” lighting. If anyone would like more information about how they can comply or convert their lighting they can contact the volunteers at:

Dark Skies, Inc. of the Wet Mountain Valley

P.O. Box 634

Westcliffe, CO 81252

[info@darks skiescolorado.org](mailto:info@darks skiescolorado.org)

Phone: 719-398-1284

### b. **County ordinance 3-2021: short term rentals – (Richard Reed)**

Richard went to the county courthouse to get the latest information regarding Short-Term Rentals (STRs), which is a home used for income by renting it out for a short amount of time, under 30 consecutive days. These STRs are usually advertised on Airbnb or VRBO sites. The county commissioners have ruled that an STR is considered a business that will generate taxable income and homeowners are required to apply for a license/permit from the county. The homeowner will then be expected to follow all the rules and regulations listed by the county. Presently our neighborhood has had one property owner participating in being an STR. At this time our covenants allow for property owners to rent out their house:

***XXIV. GUEST AND CARETAKER DWELLINGS: A property owner may rent out his house, including his guest and caretaker' house. Guest and caretakers houses may not be rented out separately from the main dwelling. Conversion of a property to a timeshare form of ownership is specifically prohibited.***

After explaining the situation and concerns with allowing STRs in our neighborhood, Richard pointed out that that the way our current covenants are written it is vague as to what type of rentals are allowed. He then described the procedure that would be needed to change a covenant according to our by-laws. With all of that communicated he opened it up for discussion.

### c. **Property owners discussions**

One property owner suggested that it be discussed and then addressed at next year's annual meeting. Another property owner asked for a quick show of hands of which property owners were against STRs in the neighborhood, but it was opposed by the above property owner. Next another property owner wanted to make a motion that the board members research the language, get a consensus from all the property owners, and prepare a document to report back to the neighborhood within 120 days. It too was opposed. Richard then closed the discussion by saying he would first send out an email asking for a general consensus from all property owners regarding their feelings about STRs in the neighborhood. Then the new board would proceed from there, and as suggested, if there is a need to change the language in the covenant possibly forming a sub-committee to rewrite the covenant.

## **Adjourn meeting**

The meeting was adjourned at 2:10 p.m.

# **RECYCLING OPTIONS for CUSTER COUNTY and SURROUNDING AREAS**

Custer County has been awarded a one year CO Department of Public Health and Environment grant effective July 1 2021 to construct a large 40' x 80' steel building at the Custer County landfill that will be a drop off site for aluminum cans, steel cans, newspaper, other paper and cardboard recyclables and will also provide baling operations for these recyclables. It is projected to be ready for drop off services either late 2021 or early 2022. Phase Two is the addition of glass recycling services and operations at the landfill plus an added recycling drop off site for cans, paper and glass occurring later in 2022 located at the north end of Westcliffe.

Currently:

- Recycled and broken down corrugated cardboard and fiberboard (tissue boxes, cracker boxes and the like) can be dropped off at Oak Disposal Services and the Custer County Landfill. Days/hours of operation can be found on their websites. There is no charge for this service. The proceeds from the sale of the cardboard supports a 1/2 time recycling manager at the landfill.
- Recycled aluminum and steel cans, can be dropped off at Dundee Dog Park in the red and silver horse trailers (around the corner from the park entrance) on Butler Street in Silver Cliff. This is no charge for this service and the proceeds from the sale of the cans support the dog park's maintenance costs.
- Recycled hard plastic number 1 thru 7, except number 6 Styrofoam, can be recycled at Altitude Community Fitness on Main Street in Silver Cliff. The plastic must be placed in a bag purchased for \$4 at Altitude Community Fitness. Once the bag is full it gets dropped off in the metal shed in their parking lot. The shed is open 24/7. \$2 of the \$4 bag fee covers pick up and hauling charges with the remaining \$2 bag going to Altitude Fitness Center to cover their bookkeeping costs and the year round swimming pool kids program.
- Electronics can be recycled for a fee at either Oak Disposal Services or P bar O Disposal Services.
- Used paint and household and power tool batteries can be recycled at Valley Ace Hardware in Westcliffe. There is no charge for this service.
- Glass and paper can be recycled at Pueblo Recycle Works and Howard Disposal Services in Canyon City. There is no charge for these services. Check websites for addresses and days/hours of service.

Category	Actual 2019	Actual 2020	Budget 2021	Actual 2021 YTD	Difference from budget YTD	Estimated Remainder of 2021	Estimated Full Year 2021
<b>Income</b>							
POA Dues	\$18,040.00	\$18,662.00	\$18,964.00	\$18,964.00	\$0.00	\$0.00	\$18,964.00
Interest	\$40.87	\$16.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rollover Net Income(loss)	\$0.00	\$0.00	\$3,405.09	\$0.00	\$3,405.09	\$3,405.09	\$3,405.09
Volunteer Member Donations	\$0.00	\$975.00	\$1,088.00	\$100.40	\$987.60	\$987.60	\$1,088.00
<b>Total</b>	<b>\$18,080.87</b>	<b>\$19,653.06</b>	<b>\$23,457.09</b>	<b>\$19,064.40</b>	<b>\$4,392.69</b>	<b>\$4,392.69</b>	<b>\$23,457.09</b>
<b>Operating Expenses</b>							
Snow Removal	\$2,312.50	\$1,358.70	\$2,500.00	\$2,463.75	\$36.25	\$36.25	\$2,500.00
Road Grading, Base & Imp.	\$8,588.61	\$9,155.00	\$9,730.00	\$1,231.00	\$8,499.00	\$8,499.00	\$9,730.00
Trash Removal	\$3,329.90	\$3,329.90	\$4,320.00	\$4,345.00	(\$25.00)	\$0.00	(\$25.00)
Weed Maintenance	\$1,250.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
General Maintenance	\$16.99	\$0.00	\$50.00	\$0.00	\$50.00	\$50.00	\$50.00
Liability Insurance	\$625.00	\$625.00	\$625.00	\$625.00	\$0.00	\$0.00	\$0.00
<b>Oper. Expenses Total</b>	<b>\$16,123.00</b>	<b>\$15,968.60</b>	<b>\$18,725.00</b>	<b>\$8,664.75</b>	<b>\$10,060.25</b>	<b>\$10,085.25</b>	<b>\$13,755.00</b>
<b>Miscellaneous Exp</b>							
Postage/Office Supp	\$7.14	\$74.00	\$75.00	\$64.00	\$11.00	\$11.00	\$11.00
Annual POA Lunch	\$249.06	\$0.00	\$275.00	\$125.00	\$150.00	\$150.00	\$150.00
Recording Fees St/C	\$10.00	\$0.00	\$10.00	\$0.00	\$10.00	\$10.00	\$10.00
POA Registration Fee	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$35.00	\$35.00
Web Maintenance	\$17.90	\$0.00	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00
Miscellaneous	\$0.00	\$205.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Misc. Expenses Total</b>	<b>\$284.10</b>	<b>\$279.37</b>	<b>\$545.00</b>	<b>\$189.00</b>	<b>\$356.00</b>	<b>\$356.00</b>	<b>\$356.00</b>
<b>All Expenses Total</b>	<b>\$16,407.10</b>	<b>\$16,247.97</b>	<b>\$19,270.00</b>	<b>\$8,853.75</b>	<b>\$10,416.25</b>	<b>\$10,441.25</b>	<b>\$14,111.00</b>
<b>Net Income/ (Loss)</b>	<b>\$1,673.77</b>	<b>\$3,405.09</b>	<b>\$4,187.09</b>	<b>\$10,210.65</b>	<b>(\$6,023.56)</b>	<b>(\$6,048.56)</b>	<b>\$9,346.09</b>
<b>Checking Account</b>							
Bal. begin. of period	\$11,335.20	\$13,008.97	\$11,414.06	\$11,414.06	\$0.00	\$0.00	\$11,414.06
Net Income/(loss)	\$1,673.77	\$3,405.09	\$4,187.09	\$10,210.65	(\$6,023.56)	(\$6,048.56)	\$9,346.09
Transfers	\$0.00	(\$5,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Balance end of period</b>	<b>\$13,008.97</b>	<b>\$11,414.06</b>	<b>\$15,601.15</b>	<b>\$21,624.71</b>	<b>(\$6,023.56)</b>	<b>(\$6,048.56)</b>	<b>\$20,760.15</b>
<b>Savings Acct.</b>							
Bal. begin of period	\$1,007.17	\$1,007.17	\$6,010.04	\$6,010.04	\$0.00	\$0.00	\$0.00
Contributions	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest income	\$0.00	\$2.87	\$2.00	\$1.48	\$0.52	\$0.52	\$2.00
Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Bal. end of period</b>	<b>\$1,007.17</b>	<b>\$6,010.04</b>	<b>\$6,012.04</b>	<b>\$6,011.52</b>	<b>\$0.52</b>	<b>\$0.52</b>	<b>\$0.52</b>
<b>Certificates of Deposit</b>							
CD 1/27/24 # 531	\$4,130.89	\$4,130.89		\$4,165.19	Interest Rate: .45	Term: 3 Yr	
CD 1/27/22 # 545	\$3,065.11	\$3,065.11		\$3,072.84			
CD 1/27/23 # 1550	\$3,079.69	\$3,079.69		\$3,105.26	Interest Rate: .35	Term: 2 Yr	
<b>CD Total</b>	<b>\$10,275.69</b>	<b>\$10,275.69</b>		<b>\$10,343.29</b>			