

**Woods at Buck Mountain Filing II POA  
Annual Meeting 8<sup>th</sup> August 2009  
Minutes**

The meeting was called to order at 1:00 pm by President Deanne Montgomery.

**Members Present:**

Pat Schulze	Lot 3
Mary Eichman	Lot 4
Bob and Lynn Karantz	Lot 5
Jerry and & Anita Welch	Lot 6
Mike Padon	Lot 8
Paul Lattan	Lots 10 & 11
Pete & Herdis Sobel	Lot 13
Jon and Carol Wallestad	Lot 18
Monty and Terry Lee	Lot 20
Joe and Judith Crotser	Lot 23
Alan and Janet Hurley	Lot 27
Steven & Cindy Purdy	Lot 29
Deanne Montgomery	Lot 32
Jon and Destyn Hood	Lot 33
Jim and Sue Yourishin	Lot 34
Randy and Babette McQueen	Lot 35
Jerry Blazer	Lot 37
Whitney and Georgia Otis	Lots 39 & 40
Claude & Toni Bard for	
Wade & Karen Bard	Lot 42
Thomas & Rita Cassell	Lot 44

**Proxies by signature:**

Monty Lee: Lot #19  
Deanne Montgomery: Lots 8, 14, 30  
Jerry Welch: Lots # 1, 2, 7, 12, 28  
Sue Yourishin: Lots 25, 26

With 22 lots represented by owners present and 11 lots by signed proxy we had a quorum and this was therefore an official and legal meeting.

## **GUEST SPEAKER:**

John Grieve, District Forester, from Colorado State Forest Service, Canon City, gave a presentation on forest evaluation which included fire mitigation, trees/scrubs and disease culprits. John is available for individual (\$50) and/or group evaluations. A sign-up sheet was distributed to identify interest.

## **PRESIDENTS REPORT:**

Introduction of the current Board of Directors as well as new lot owners were made. New owners: Kay and Ray Howard, Lot 31. All lots of the original 44 have been sold. Currently, there are four resales on the market, Lot 1 (\$265K), Lot 17 (\$244K), Lot 22 (\$212K) and Lot 31 (\$265K). (Filing 1, Lot 6 (260K). New homes completed in the past year: Lot 33 (Hood) and Lot 29 (Purdy). There are 9 full-time residences, 5 part-time residences and 2 under construction. Driveways completed: McQueen, Cross, Schumacher).

Architectural Committee: Home plans were approved in late 2008 for Ray and Kay Howard and Steve and Cindy Purdy, as well as Joe and Gloria Cross in early 2009.

Community Recycling: Recycling is currently available through Veltrie's, including plastic, which should help with the summer dumpster overrun. In addition, a sign was recently posted next to the dumpsters reminding residents to break down their boxes as well as a no contractor's debris warning.

Website: Our website is operational, thanks to our webmaster, Monty Lee! Minutes of Annual, Board meetings, Treasurer's Report and other relevant information is posted there. Go to: [www.thewoodsatbuckmountain.com](http://www.thewoodsatbuckmountain.com)

## **Secretary's Report**

It was requested that all members ensure their contact information is current on the Property Owners' Association list. This list can be viewed on The Woods web site at [www.thewoodsatbuckmountain.com](http://www.thewoodsatbuckmountain.com). Changes can be emailed to the board secretary, via email.

In addition, it was suggested that, going forward all communication distributed, i.e., Dues Notice, Annual Meeting Invitation be converted to email. This will help cut down on both costs and administrative duties. All members agreed unanimously.

## **Treasurer's Report**

Pat Schulze presented the treasurer's report:

All POA members have paid their dues for 2009

2008 Expenses were:	\$12,586.39
2009 Expenses to date:	\$17,026.08
2008 Total anticipated Expenses:	\$14,537.00
Balance in account as of 1 August 2009	\$ 8,858.52

2010 Estimated Budget	\$15,812.00
2009 Estimated Income	\$16,312.40
2009 Estimated Balance at Year End	\$13,712.25

## **Old Business**

**Weed Spraying:** Terry Lee reported that weed spraying was completed along the roads July 2009. Weeds targeted are: curly cup gumweed, western stick tight, Canadian thistle, Russian thistle, common mullein, tumbleweed, and mustard. It was recommended that up to five tanks be used for next year.

**Road Grading Update:** Jerry Welch explained the recent road grading completion, stating that the 1.5" gravel is big and rough and spreads out, but should improve the overall condition with time. We have been following the road improvement plan done by Jerry and Dave and will continue however, there was additional grading done this year due to funds availability.

**Snow Plowing:** Jerry Welch stated that currently our snow plowing is being done by Pete Sobel. Pete has done an excellent job and will continue in 2009-10.

**Dumpsters:** It was requested that the dumpsters be addressed again. Deanne reported that the Board did discuss the berm and wood/plastic fencing options, but due to funding concerns, it was tabled for future discussion. The association

agreed, by quorum, to form a committee consisting of Jon Hood, Rocky Karantz and Paul Lattan. This committee will research options and recommend a proposal.

**ACTION:** The Dumpster Committee will research dumpster concealment options and send a proposal via email to all association members to vote.

### **New Business:**

**Annual Dues Assessment:** Dues are limited to no more than 12% increase annually. The Board recommends no dues increase for 2009.

**Road Signs:** Terry Lee presented an option for the Merriam Turkey and Pheasant Loop road signs (the original signs have been stolen several times) which consists of utilizing laser engraved rocks. The cost is approximately \$300-500 per rock. Jon Wallestad moved to allow the board to pursue new sign options for Merriam Turkey and Pheasant Loop. Monty Lee seconded.

**ACTION:** The Board will pursue new sign options for Merriam Turkey and Pheasant Loop.

**Agriculture Status:** Paul Lattan asked the association if anyone was interested in pursuing Ag Status. There was no interest at this time.

**Mistletoe:** Pete Sobel reminded owners to be on the lookout for Mistletoe problems and address if possible.

**Hiking Trail:** Rocky Karantz stated that some other local communities have set up informal hiking paths through their POAs as a way of hiking close to home. If any owner has an interest in becoming part of this path, please contact Rocky.

**San Isabel Propane:** FYI only, Monty stated San Isabel Propane is looking for business in the area and are currently offering \$1.30 - \$1.42 prepay.

**Bird List:** Jon Hood passed out a bird observation list for Buck Mountain.

### **Election of Board of Directors:**

Our Bylaws state that we must have at least three directors and not more than ten. The number to be set by the Board of Directors; our past Board has set this number at 5 members.

Deanne Montgomery and Jerry Welch both respectfully submitted their verbal resignations as Board members. THANKS DEANNE AND JERRY FOR ALL YOUR HARD WORK!!

Cindy Purdy and Pete Sobel expressed an interest in board positions.

A motion was made by Deanne Montgomery to retain and add the following Board members: Pat Schulze, Terry Lee, Cindy Purdy, Pete Sobel and Sue Yourishin. The five members were elected by acclamation with no opposing votes. The new Board of Directors will elect the officers of the POA.

There being no further business to present, Deanne Montgomery motioned to adjourn the meeting at 2:30 pm.

Respectfully submitted,

Sue Yourishin  
Secretary