

The Woods at Buck Mountain Filing 2

Annual Property Owners Meeting

11 August 2012

The annual meeting of the Woods at Buck Mountain Property Owners started at noon on 11 August 2012 with lunch followed by the meeting at 1:05pm.

Board Members Present: Jim Yourishin, Pete Sobel, Anita Welch and Terry Lee. Pat Schultz was not in attendance.

There were 21 Lots represented in person and 13 proxies. This is 77% of the property owners, which is a quorum.

Jim made introductions, explained voting, and explained that Roberts Rules of Order were to be followed so there wouldn't be any misunderstandings and everyone would be heard.

Terry Lee gave the Secretaries report and stated the minutes from previous meetings were on the web site.

Anita Welch gave the treasurers report. There is an increase of 11.7% in trash fees, so we may try to use only one bin in the winter. Snowplowing is up 19% and Weed spraying was more than budgeted because the weeds were horrible. (More on weeds to follow.)

Jim introduced Robin Young the County extension agent. She has been in Custer County for 15 years. We need to be aware of our surroundings in case of fire. Where are your escape routes? Reverse 911, you need to register with the sheriff's office. Strangely enough, log homes don't start fire as fast. Wood siding is bad, Stucco is better. Remember to keep vegetation 30 feet clear of your home. Crown fires are hard to put out and only by air. Noxious weeds are extreme fire dangers, (Downy Brome). We must spray for weeds. Animal's feet and tires spread weeds. Canada thistle is the worst and we have it. Mullen is bad and birds love it. There is a new weed book and it categorizes the weeds in A, B and C groups. If weeds are to be mowed, timing is everything. Mistletoe is a slow killer, it knarls limbs and brooms. In the fall shoot pods get big and stick to whatever is around up to 60 feet. If you see a yellow green pod that comes out, (a branch with berries which is very sticky), cut it out. A 1-7 rating system is used, 3-4 possibly

take out tree. 5-7 is very bad. Ponderosas' cannot be topped it will kill it. When first infested in lower branches cut it out!

Cindy Purdy asked if mushrooms were harmful to pets. The only way to find out is in a lab. Try to keep animals from eating.

Jim asked about the fact that fire embers can travel one mile. The Russian thistle weed at medium size can have 250,000 seeds and the wind really spreads them. Seeds can stay in the ground for 100 years!

Dave Heppe asked about fire exits on the East side of Buck Mountain. Jim said this should be brought up in New Business.

Jim updated us on the Covenant changes. They all passed by November and the website has been updated. They were recorded with the state.

Jim went over road grading. We had multiple bids that were two to five thousand higher than Siefert who we used. Culverts were cleaned, some replaced and some added. The fire department was paid to blast out the culverts. It took three days and was all a little over \$11,000. The flood in the spring was estimated at over \$18,000 for repairs. We chose to go cheaper and not rebase all the roads that total was \$5,100. We did try Indian Sunset at the "T" intersection to see if we like it.

Trash- Veltrie costs went up. Locks improved the problem. One dumpster every 2 weeks would cut bill in half during winter months. Anita put a sign up for contractors and boxes. RECYCLE! There are places all over town to recycle!!!

Weeds- we didn't budget this year. It got very bad with the road problem. We should have sprayed earlier. We used 6 tanks and still have tons of weeds.

Deanne- did all the weeds get spayed? No.

Joe Coster- Can you mow weeds? Yes, but it is very hard to get down in the ditches.

Jon- Spraying gets the tall weeds but doesn't hit the small ones.

Joe C- Can you cut them then spray?

Anita- Jeremiah said to mow two times, July and October.

Monty -We will need to use something that will mow culverts.

Jim stated it is 14 miles of road that would need to be mowed. We will look at cost to mow then spray then mow.

Dave- Spray sooner in year.

Terry- Jeremiah comes to Colorado in July. We may need to find someone else.

Jerry W-Jeremiah sprays in public places so it is safe.

Cindy P-Was it because we didn't spray last year. Yes and the road problems.

Jim- There is no covenant, but downed trees are bad on the roadsides. We should clean them up. Please consider doing this on your own. They are a fire hazard!

New Business

Deanne-Info. Bob Pratt, (National Geographic photographer across from Harry Nelson), is mapping large cats. If you see any email him. When and where, whatever details you may have.

Dave-Fire, Made a motion that the Board study fire exits and map it. Deanne second. Unanimous.

Anita-Motion to continue to spray roads and easements. Monty, second.

Jim-easements are Association not homeowners.

Jerry-Look into mowing maybe someone else. Maybe a bush hog.

Jim-What it would take to do culverts?

Motion to spray everything

Jon-Carol doesn't want to spray. It is safe for animals, but don't think it is effective. I pull on my property.

Dave-I interviewed Jeremiah. Herbicide is fine, safe. It was strange weather wise this year. Unusually not so bad. *0% of the property owners aren't going to pull weeds.

Jim-Spraying isn't as effective but it will kill what is sprayed.

Monty Jeremiah doesn't want to be liable for spraying where someone doesn't want it to be sprayed. We need to spray to eradicate these weeds.

Jon-You have to go out and get off the ATV to spray the 20 feet of easement.

Monty- motion to amend, Authorize the board to find an appropriate method of weed control using spraying and / or cutting on the roads and 20-foot easements for the Woods at Buck Mountain. Judy C second. 23 yes. Carried

Nominations for the Board

Pete, Terry and Pat are resigning.

Babette nominated Al Montgomery, Anita Second

Deanne nominated Jim Y and Anita W. Randy M. second.

Jim said Rocky Karantz would do it.

Jon W. nominated Rocky Karantz. Monty second.

Jim- you don't have to be a full time resident to be on the board. We can have conference calls and meetings are only 1 ½ to 2 hours four times a year.

Deanne nominates Judy Crostser. Monty second

Deanne makes a motion that Al, Judy, Jim, Anita and Rocky be approved by association. Randy second, passed.

The Montgomery's will have everyone over for drinks and snacks after the meeting.

Jim, motion to adjourn.

Mike P. second.

Respectfully submitted,

Terry Lee