

# **Woods at Buck Mountain Filing 2**

## **Annual Meeting**

**8/9/14**

## **Minutes**

### **1. Call to Order and Welcome:**

Dave Heppe, President of The Woods at Buck Mountain Filing 2 POA called the meeting to order at 1:05 PM.

### **2. Introduction of Board Members:**

Jim Yourishin, Vice President

Anita Welch, Treasurer

Judy Crotser, Secretary

Bob "Rocky" Karantz, Member at Large

Steve Purdy, Member at Large (not present)

### **3. Secretary's Report on Attendance and Quorum:**

Secretary reported that there are 19 lots represented by attendees, 13 lots represented by proxy and 5 ballots submitted on the proposed covenant changes. A majority, 32 of 44, of the POA members are represented in person or by proxy to constitute a quorum present for today's meeting.

### **4. Activities 2013 and 2014 to date:**

#### **New Residents:**

Introduced Tracy and Kala Kitchen and their daughter Lauren who just purchased a lot in the Woods at Buck Mountain

development this week. Ray & Kay Howard continue building.

**Dumpster Fence:**

Dumpster fence was completed in early May. Many residents contributed time effort in its design, building and staining. Helpers included Bob & Lynn Karantz, Jerry Welch, Jerry Blazer, Jim Yourishin, Steve Purdy, Mike Brown, Bill VanAuken, and Dave Heppe. Thank you to all who helped complete project. It has been in process for several years.

**Restrictive Language for Emergency Fund:**

The board worked on restrictive language for the emergency fund usage last fall. Specific language for when the emergency fund can be utilized is on the Woods at Buck Mountain website. ([thewoodsatbuckmountain.com](http://thewoodsatbuckmountain.com); ID is "jon"; password is "custer") The emergency fund has been invested in CDs as listed on the treasurer's financial report.

**Fire Exits:**

Fire exits have been identified and marked with signs and reflectors. The fire exit on the north side is on Weems' lot. The fire exit on the south side is on Heppe's and Welch's properties. A map showing exit locations is on the website. Bob & Lynn Karantz, Jerry and Anita Welch, Bill Van Auken and Dave Heppe worked with our neighbor to the south, Hal Julsen, to build a cowboy gate and mark the route across his property out to Highway 69.

**Road Grading:**

Steve Purdy makes the calls on grading the roads and when to snowplow. The roads were graded in late June and rock put down in needed areas. There is about \$1500 left in the road maintenance budget line which, unless more grading is

needed due to heavy rains, will be used to purchase more white rock for intersections.

**Weed Work:**

There has been ongoing conversation over the years on weed control. Two years ago heavy spraying was done due to heavy infestations, last year no spraying was done due to the drought. This year we had a bid from a company out of Wetmore and from Jeremiah Hansen whom we have used in the past. The Board determined to go with Jeremiah (the Wetmore bid was too expensive and too extensive) who sprayed last Monday the Russian thistle only. Lot owners are requested to individually address any Mullen on their property.

**Mailboxes:**

The last mailbox key has been given out. The plan is to purchase a new 16 box unit (about \$1250) next year. This is reflected in the proposed 2015 budget that is listed on the treasurer's financial report.

**Dumpsters and Recycling:**

Dumpsters have locks. (The dumpster combination is 1433.) Everyone is encouraged to recycle especially, cardboard, glass, cans and plastic.

**5. Treasurer's Report:**

Copies of 2014 budget and expenditures and proposed 2015 budget were handed out. Anita noted that the 2013 fiscal year for the POA ended under budget by \$388.33. She reviewed in detail expenditures up to date for 2014. Then Anita went through the proposed budget for 2015 which the new Board will review, modify and approve this fall. The

Board is not proposing any increase in dues assessments for 2015.

## **6. Proposed Changes to the Covenants:**

Dave reviewed in detail the history of the proposed covenant changes concerning cattle lease and language regarding annual dues increases. (This information had been sent to all property owners a month ago along with the invitation to the annual meeting and posted on the Woods at Buck Mountain website.)

Dave then called for all attendees to submit written ballots for themselves and any proxies they held to vote on the following covenant changes:

- To Eliminate Paragraph II, b), 5 - To Administer and lease grazing rights.
- To modify the Paragraph XXXIII – To make the language conform to the Colorado Common Interest Ownership Act (CCIOA)

During the discussion, of the second item, Diane Nuss pointed out that the language adapted from the State, proposing an inflation modification date of July 1, might conflict with our normal dues schedule being effective January 1. After discussion, by motion of Diane, unanimously approved, the motion was modified to read “and on January 1 of each succeeding year” prior to the vote on the full motion.

## **7. Emergency Contact Forms and Ideas for Presentations at 2015 Meeting:**

Dave and Anita discussed importance of emergency contact forms and ideas for possible presentations for the 2015 meeting. Anita handed out emergency forms to those interested. One idea for the 2005 meeting was to have a presentation on emergency fire management, and the Board will consider that.

**8. Secretary report on Results of Covenant Change Voting:**

Issue # 1 to eliminate the “Administer and lease grazing rights” line passed with 35 “yes” votes and 2 “no” votes.

Issue # 2 to modify paragraph XXXIII, to make the language conform with the Colorado Common Interest Ownership Act, passed unanimously with 37 “yes” votes and 0 “no” votes.

**9. Nomination and Election of Board Members for the Coming Year:**

Bob Karantz and Judy Crotser are going off the Board. Dave Heppe, Anita Welch, Steve Purdy and Jim Yourishin are willing to serve another year on the Board. At least one more Board member is needed. Floor was opened to nominations. Jon Wallestead nominated Bob Van Duys to be on the board. No other nominations were made.

Terry Lee moved that all five nominees be approved for the Board. The motion was seconded by Mike Brown. All five nominees were unanimously voted on to the Board.

**Other Business:**

Whit Otis made the suggestion that the Board consider modification of language in the covenants,

“XXVII. COMMERCIAL ACTIVITY: No store, office or other place of business of any kind shall be erected or permitted upon any of the residential lots or any part thereof and no commercial activity shall be permitted.”

He requested that this line be modified to not prevent an owner from raising his or her own livestock. Whit will suggest some language, the Board will finalize a proposal, and most likely will ask for a further Covenant modification in 2015 to provide the needed clarification.

Bob Van Duys requested the Board consider a change to the covenants to allow bow hunting on your own property. The Board will consider this proposal over the winter, with the possibility of requesting a Covenant modification in 2015.

**Adjourn:**

Dave adjourned the meeting at 2:55 PM.