

The Woods at Buck Mountain, Filing 2
Annual Meeting of Property Owners - Minutes
Saturday, August 12, 2017

Call to order and welcome – 1:00

Introduction of current Board members

All 7 Board members were present

Secretary's report on Attendance and Quorum

Bob VanDuys reported that a total of 30 owners were represented; 20 in person and 10 by proxy, so there was a quorum for the meeting

Presentation on fire mitigation by Woods POA volunteer committee (Mike Brown, Chris Eichman, Deanne Montgomery)

After the presentation by John Grieve from the Colorado State Forest Service at the 2016 annual meeting, a committee was formed to begin work on a Community Wildfire Protection Plan for our development. The committee has been meeting over the last year, and they presented the status of their work at this year's meeting. They have worked with Mr. Grieve, the Wet Mountain Fire Protection District, and the Custer County Office of Emergency Management. All parties visited the development to assess the situation, including fuels, road access, water, emergency egress, etc. Maps were created and provided to the agencies, and they identified various steps needed to help in case of a wildfire, including turnaround points for fire engines and helicopter landing points. The Forester conducted an assessment of structure risks on all homes. The draft plan is currently being reviewed by the agencies; the Committee also provided copies of the draft at the meeting, and asks all owners to provide any suggestions or revisions to them. Currently, the Committee is gathering ideas for the last piece of the Plan, which is to develop a Community Action Plan. We can expect more communication and reports back over the next year.

All present expressed appreciation for all the work and good progress by the Committee over the last year.

Activities 2016 and 2017 year to date

New residents & construction

TJ & Donna Trecek #30 – purchased from Hoyer

Tom & Patti Miller #2 – purchased from Bryant

Eichman finished, construction continues at Kitchen, Reed approved new house, small projects approved at Purdy, Trecek, Eichman, Kitchen

Dave reminded everyone that any significant construction requires advance approval by the Board, per the Covenants. If the required plans and locations are submitted digitally, they are circulated right away, and the approval is usually granted within a week to 10 days.

As usual, during the last year several individuals pitched in and did work to keep the development spruced up. A big thank you to: Jerry and Anita Welch for fixing up the mail box area; Jerry Welch for spraying weeds at the dumpster; Bob VanDuys for working on a method to rake out washboarding in the road; Pete Sobel and Jerry Blazer for doing temporary road repairs after the big July rainstorm; and Dave Heppe for repairing the solar lights on the entry sign. Also, Lynn Karantz reported that she and Bob plan to repaint the dumpster fence next month.

Fire tank

Jim reports that the tank now has a lock on it, and that although last year we were concerned, he has been monitoring it for a year, and it now appears that there has been no significant leakage.

Road grading & gravel work - Steve

At the July Board meeting, the Board authorized adding an additional \$1,000 of excess funds from earlier years to this year's road budget, bringing the total to \$10,665. However, due to the damaging rains in July, Steve expects that much of the budget will need to be spent on road repair, including re-grading, filling in cuts, and ditch and culvert cleanout. This will result in less money being available for the continued project of adding road base this year.

Deanne Montgomery asked for a 5-year plan outlining the expected road work. Steve pointed out that due to our limited budget and unexpected events such as the July rainstorm, it's very difficult to plan very far out. (A couple of years ago he did price out a complete project, including watering, all new road base, and rolling, and the total was an unmanageable \$160,000.) However, he does have an overall plan of keeping up with ditch and culvert cleanout, minimizing re-grading (as that tends to push the road base into the ditch) continuing to put new road base on problem areas, and extending the new road base in other areas as the budget allows each year. He keeps a color-coded map of each year's work, and tours the development in the Spring to determine which areas need work.

There was also discussion about washboarding and the width of the roads. Bob VanDuys has experimented with a large rake device behind his tractor, and the Board feels this improved the problem in the areas he worked on for a couple of months. He plans to build a bigger rake next year, and Steve will consider including this work in the road budget in 2018. Also, Pete Sobel volunteered to try mowing the road edge in certain areas with his tractor, and again if this experiment works, Steve will consider adding it as a regular part of his program.

Weed work

The annual weed spraying program, 5 tanks of spray for a maximum of \$1,000 and focused on the most noxious weeds, is expected any day now.

High speed internet update

Dave has been working with DD Wireless (now acquired by Secom) about the possibility of installing a small tower to relay internet service into parts of the development not in line of sight of existing towers. A possible site has been identified, but between the ownership change

and difficulties in getting anyone to call back, there hasn't been much progress. Dave will keep trying.

Dave was contacted by a group out of Denver concerning a potential very large tower (100-200 feet tall), which would provide service to the entire north end of the valley. The group had identified 2 possible sites in our development, just by looking at Google maps. Dave pointed out a couple of significant problems with each and although the group said it would be back in contact, there has been no further contact since February. Most likely this issue will not arise again.

Late dues payments – possible penalty

Anita reminded everyone that annual dues payments are required no later than 1/31, and pointed out that she continues to have problems with late payments. This year, there were a half dozen payments after 1/31, with the last payment not coming in until March. The Board is considering implementing a late payment fee, and will be studying policies of some nearby HOA's at its Fall meeting. In the meantime, everyone is urged to remember that the Treasurer is a volunteer, and late payments just make her job that much more difficult, so timely payments are greatly appreciated!

Reminders:

There is a snow-plow advisory list, which provides email updates about snow plow plans during the winter months. If you would like to be added to the list, contact Steve Purdy.

Last year, we put a red snow shovel behind the mail boxes, and asked anyone who was willing and able to shovel out the path to the boxes after storms. This worked very well (thanks, neighbors!) and the shovel will be out again this year.

The new code for the dumpster locks is 1706.

Some concerns have been raised about the dumpsters being full, especially on holidays and during the busier summer months. However, several owners noted that they rarely if ever see both dumpsters completely full. Dave recently posted signs advising of all the recycling locations in town, and several owners commented on the ease of recycling, and the fact that more participation with recycling efforts would greatly reduce the load. Dave asked if there was a motion to spend the extra money to add a 3rd dumpster during the summer months, but none was made.

There are a few dead trees near the road/property lines, which can be a fire hazard, could impact fire department access, and are unsightly. We encourage everyone to remove these if possible, or to have it done.

A reminder that the 2 fire egress routes (south side off Wild Turkey Court; north of Buck Mountain on Pheasant Loop) are only for use in the case of a fire; the landowners have agreed to that usage only in the case of a fire, and ATV usage at other times is forbidden.

Detailed minutes of Board meetings along with then-current financial information are available on the website, and the Board encourages all owners to stay up to date with all activities.

Treasurer's report

2016 Actual

2017 Year To Date

2018 Preliminary/Proposed and call for approval of \$10/year dues increase

Anita Welch presented the above information, on one handout (attached). The current YTD budget shows us being over budget about \$1,115. That is composed almost entirely of the additional road work expenditure of \$1,000 approved by the Board, mentioned above. We are \$500 over on projected snow plowing, due to one more plow job in Spring than is normal, offset by savings on the trash budget due to Anita negotiating savings on a full year prepayment.

Using the Denver/Boulder CPI for last year of 2.77%, Dave presented the calculation for a possible dues increase for 2018. The calculations would allow an increase of \$11.09 per lot, and the Board has recommended an increase of \$10, putting the dues for 2018 at \$410 per lot. Motion to approve the Board recommendation by Deanne Montgomery, second by Mike Padon, PASS by hand count of owners present and proxies.

Suggestions for projects or improvements for the next year

A suggestion was made that if the Fire Committee organizes some clearing along road sides and around power boxes, that we might rent a big chipper to deal with the resulting slash.

Suggestions for topics to be covered at 2018 meeting

There was interest in a) an update from the Fire Committee, and b) updated weed information, especially for new owners.

Nomination and election of Board members for coming year

Dave appealed for some "new blood" and an at least temporary expansion of the Board, to allow for some overlap training and then eventual retirement of several members who have served for quite a long time. Chris Eichman and Mike Padon volunteered. Jon Wallestad moved the nomination of the existing 7-member Board, plus Chris and Mike. PASS by voice vote.

Any other business

None

Adjourn - 3:10