



# Woods at Buck Mountain Filing #2 Property Owners Association Annual Meeting Minutes

August 10, 2019

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**Call to Order and Welcome: 1:04 p.m.**

## **Introduction of Current Board Members:**

President Dave Heppe, VP Mike Brown, Secretary Melanie Isenhour, Treasurer Holly Boeckman At Large; Chris Eichman, Jon Hood, Mike Padon, Steve Purdy, Richard Reed, Anita Welch, and Bob VanDuys

## **Secretary's report on Attendance and Quorum**

Twenty-nine lots were represented with 10 being by proxy. This was 66% of owners so there was a quorum.

## **Activities 2018 and 2019 year to date**

A welcome was given to new residents within the last year.

## **Purchases:**

- Lot 22 – Alan & Char Bouts
- Lot 37 – Michael & Louise Becks

## **New Construction:**

A reminder to all owners that prior to building, there is a Board approval process outlined in the covenants along with the completion of a signed Contractor Guideline form. (this is available on the website). The approval process typically takes a few weeks, and should be completed well before you anticipate start of construction. To date, there are 25 completed homes with 2 in process.

- T.J. & Donna Trecek – guest house still in-process
- Holly Boeckman/Lisa Cullen – house finished
- John & Debra Curry – limited work started on their home
- Mike Brown – detached garage approved at last Board meeting

## Thank you for 2018-19 work done

Several homeowners volunteered their time this year to continue keeping up the development. A huge thankyou to each of them for their efforts! Projects included:

- Bob & Lynn Karantz painted the dumpster fence
- Jon & Destyn Hood and Alan & Janet Hurley complete the rehab and painting of the entry sign
- Steve Purdy installed 8 speed limit signs

## Road grading and gravel work

The Board authorized \$10,300 for 2019 road work from original budget. The work is being done in 2 parts, with \$9,500 remaining in the budget at this point.

Steve has found that spot grading saves money and prevents grading off road base unnecessarily so this was done in June. A second grading plus new material is planned for September. Steve will focus on problem areas plus the back side of Buck Mountain and estimates using approx. twenty-five 30 ton truck loads depending on funds spent on items below.

Steve is looking at:

- Mowing the fringes, culvert repair, and culvert cleanout. Funds left after these expenditures will be spent to purchase the road base mentioned above.

Kudus were given to the development by Seifert (Kent Beach) who reported the roads are in great shape--some of best he sees in the county. He specifically noted that what we're doing re washboarding is working, because he thinks it is much improved and much better than other roads he sees. A thank you was given for slowing down! It is hoped that the speed limit signs are helping to remind everyone.

It was noted that small trees and shrubs are starting to grow in the ditches which can cause future problems. Property owners are asked to remove these if they can. Discussion was held at the Board meeting to consider a "party" next Spring to clean out and haul off . . . followed by beer.

## Weed control 2019

The Weed Works, aka Jeremiah Hansen, sprayed four tanks of general weed control (mostly woolly mullein, mustard, tumbleweed and thistles) throughout the subdivision. He also treated the cheatgrass from the dumpsters to the "T". If it controls the cheatgrass next spring, he suggests we extend the spraying throughout the subdivision, as our cheatgrass is becoming more

prevalent. Cost was \$1250. Chris does not anticipate an increase in price for next year. If you are having individual issues with weeds, there are resources to assist.

## **Fire information**

For the benefit of new owners, Dave gave a history of the fire committee work. The fire committee, working with the Forester, developed a fire plan for the development, and that plan has been signed off by the County fire and disaster officials. They noted that the roads are safe for their use, and identified spots for equipment turn-around, helicopter landing sites, etc. Risk assessments were done on individual homes. If owners of newly completed homes would like a similar assessment, the Forster contact information is on the website. There is a 20,000 gallon water tank located by the dumpsters for the fire department to access. This has been recently inspected and is full. There are two fire egress routes out of the development. These are NOT for use other than an emergency. One is on the south side of the development between Heppe and Welch properties, and one is on the north side. A map is available on the website and the routes are marked with signs and reflectors. ATV use on fire egress routes is forbidden. There are new property owners for the southern route which crosses their property and they are being contacted to confirm continued approval. Colorado does have a tax credit available for fire mitigation. See Dave Heppe for handout.

## **High speed internet**

The conversation around the installation of an additional tower for high speed internet has gone dormant. Mike Padon has genuinely tried, but the company interest is not there anymore. It was noted by owners that in addition to CenturyTel, some are using Hilltop Broadband with some success.

## **Reminders:**

- Dues are due to Holly by 1/31. It appears that the language in the letter seemed to help everyone remember this responsibility and get their funds in on time. A big thank you from the Board!
- If you would like to be on the snow plow advisory email, let Steve Purdy know. He makes the call for when the roads will be plowed.
- Keep up that helpful shoveling at the mailboxes to provide easier access. Again, a thank you to those that have helped with this task.
- The dumpster is a community concern. Recently it has been “full” so residents cannot put in their trash and end up taking it back home. Do check the back side to see if there is any room. The need for recycling remains to help avoid a big fee increase. Inappropriate materials, like table leaves, need to be taken to the dump by owners and not left at the dumpster. This includes stacks of cardboard boxes which owners can take to the recycle center. Dumpster codes are valuable commodities in the area with lists noting what they are for “outsiders” to gain access. Please remember to lock the dumpsters to keep the bears and others out.
- Website access has been adjusted with the access code changing as of 9/10/19. Owners were sent an email with the new login and password.

## Financial Report

### **Budget to actual 2019 to 7/30**

Everything is right on track with the budget as expected. The one main item over budget was the trash, because the contract wasn't completed until after the budget was finalized, but the Board had previously decided to let the over-run happen and not cut the road budget to compensate.

### **2020 Preliminary/proposed budget**

Dave presented the Board's proposal of a dues increase of \$13, to \$423.

History of what is allowed per CPI increase calculation was shared with owners. For this year it would allow \$13.48. If passes, the increase would bring in \$572 which would offset the increase in the trash collection contract. Negotiations for final contract prices will occur in December.

A motion was made to accept the 2020 dues increase and proposed budget  
Monty Lee/Jody Heppe/Pass

## Suggestions for projects or improvements for the next year

- **Recycling signs at dumpster**  
One of the signs is no longer there. It was decided to wait until the new dumpster contract is completed and new dumpsters delivered to see what signs are needed.
- **A community ditch cleaning event**  
As mentioned above, trees and shrubs are beginning to grow in the ditches which could become an issue in the future. It was suggested that the board organize a community ditch cleaning event for early spring 2020.
- **Fire Route**  
It was suggested that a chain be put across the north fire egress to assist with prohibiting trespassing.
- **No burning sign**  
A suggestion was made to install a no burning sign that aligns with the county notification.
- **Holiday Party**  
These have occurred in various formats in the past. No POA funds are used. If someone is interested in organizing an event please let the Board know.

## **Suggestions for topics to be covered at 2020 meeting**

None were brought up.

## **Nomination and election of Board members for coming year**

Dave Heppie, Anita Welch and Bob VanDuys will all be retiring from the Board. Nominations were made to add T.J. Trecek and Deanne Montgomery. The remaining Board members have all agreed to stay for the next year. Motion made and approved to keep the 8 remaining Board members and add T.J. Trecek and Deanne Montgomery to the Board. **Xxxxxx/Pass**

## **Other Business**

A conversation was held about the current trash situation. The Board was asked to research and consider a solution to the overflow. An additional dumpster would cost \$1800. Other suggestions included looking into more frequent dumping during the summer months when more owners are using them or adding an additional dumpster just for the summer months. This item has been placed on the Board's next meeting agenda.

A question arose around emergency contingency funds. Dave shared amounts and history of use which is outlined in a written policy. Currently there is \$10,000 in CD's and approximately \$12,000 in cash reserves. The question asked of the Board is if this is enough for current costs with today's economy. It would take a majority vote of the membership to approve an emergency contingency assessment.

## **Adjourn**

There being no further business, motion made to adjourn at 2:31. Richard Reed/Pass