

SPHOA Minutes
June 25, 2011

Present: Johns, Stephen, Clementi, Deming, Jensen, Bagley, White, Clifford
Proxies: Kress

Meeting Started 6:29

Meeting Adjourned: 8:04

Old Business

Steve White read the minutes from the 2010 annual meeting, the minutes were approved as read.

Water Czar:

John Kuhlman was not able to attend the meeting and we do not yet have his report on the amount of augmentation needed for 2011.

- It is anticipated that the amount of augmentation required in 2011 will largely be equivalent to the 2010 number since overall neighborhood usage doesn't fluctuate significantly, however, this needs to be confirmed by John upon his return
- Steve White reported on the discussions held last year with water attorney Hank Worley concerning the water augmentation shortfalls due to evaporation from the ponds. Hank's recommendations can be summarized as follows:
 - A number of options were considered, to include purchasing augmentation water from Forest Lakes, LLC and to drill a well to pump water from the Laramie-Fox Hills Aquifer which is decreed to the subdivision.
 - The recommended (and most cost-effective) option is to drill a well into the Denver aquifer somewhere within the subdivision and use that well solely for pumping water into the creek in order to replace the pond depletion. Here are the implications of this option:
 - Approx. \$5,000.00 in legal fees to change the decree
 - Approx. \$500.00 in engineering fees
 - Approx. \$10,000 to drill the well
 - Unknown cost of operations and maintenance (electricity to run the well, ongoing maintenance costs)
 - A location for the well would have to be determined and an easement granted for use. The most likely locations would be the NE corner of the Kress' lot, the northern corner of the White's lot, the Deming's lot, and the southeast corner of the Ben/Bagley lot.
 - The board decision was to continue exploring other options to see if we can increase winter water utilization across the community thus reducing the augmentation needs. This discussion is ongoing as the board continues to explore options.

Committee Reports

Budget Committee:

- Angela reviewed the expenses for 2010/2011 and the recommended budget for 2011/2012
- There was discussion on the amount of money held in reserve for the eventual resurfacing of the HOA roads (the current amount allocated to the road repair reserve is approx. \$27,000.00)
- The members present discussed the pros and cons around raising the HOA dues by a modest amount to start building the road repair reserve up. The general consensus was that this would be a positive step.
- Randy Deming asked that future budget reports include an indication of how much of the HOA money in the bank is held as a reserve/contingency against future needs and how much was simply waiting to be spent as part of the current fiscal year's operations. Angela will look into this and see how the information can be provided differently in the future.

Covenant Committee

Steve White presented for Will Hearn who was unable to attend

- Will is stepping down from the Covenant Committee so new committee members will be needed.
- The following violations have been reported to the committee:
 - Sec. 120 dead trees and making sure everyone has their 6 12 ft Ponderosa Pines
 - Sec. 135 Junk vehicles in yard
 - Sec. 134 boat parking not completely enclosed
 - Sec 122 Maintenance of Structure
 - Maintain exterior of dwelling
 - unsightly Lawns
 - Sec. 137 Signs
 - Sec. Vehicle Parking No commercial vehicles

Architecture Review Committee:

Randy Deming gave the committee report, indicating there was nothing to report at this time.

New Business:

- A question was asked about how we handle weed control in the streets, it was suggested that everyone take care of the weeds in front of their house and any part of the street near your hours
- It was shared that it seems the residents at 8895 Black Forest Rd have been shooting guns behind their barn and don't have sufficient back drop which results in fired rounds coming into the neighborhood. The Sheriff has been called but thus far hasn't been able to catch them in the act. If you hear shooting coming from that direction please call the Sheriff immediately
- A resident shared that they recently found fish hooks laying around on the ground at the edge of the pond. Everyone is asked to clean up after themselves at the pond.
- Another resident shared that they found some dead fish that seemed to have been caught and left lying around at the edge of the pond. They asked that we remind people that the pond is catch and release and people should always put the fish back in.

- Some of the residents asked how maintenance is managed on the ponds, the upper pond is looking sickly with the water having a yellow-white tint to it. It was suggested that we ask the Colorado Department of Fish and Wildlife to look at the ponds and Angela Clementi volunteered to follow-up with them.
- Volunteers were solicited from the residents present to serve on the Covenant and Architectural Review committees; there were no volunteers so a request will be sent to all residents.

Introductions:

There were some new owners present at the meeting and therefore introductions were done. The following new owners were present:

- Rick and Tara Stephen (empty lot at 7120 Silver Ponds Hts)
- Bryan and Wendy Bagley (7070 Silver Ponds Hts)
- Tom & Kathie Clifford (8725 Skip Stone Pt.)

Board of Directors Appointments

Terms are complete for two current board members (Steve White and Charles Kovac) and therefore two new board members are required. Dave Miller and Bryan Bagley volunteered to serve on the board. Both individuals were unanimously elected to serve three-year terms on the board.

Board of Directors Meeting

Meeting called to order at 8:25pm

Members present (years remaining on board):

- Bryan Bagley (3)
- Steve Johns (2)
- Duane Clementi (1)
- Steve White as Proxy for John Kress (1)

Members absent:

- Dave Miller (3)

Board Decisions:

- The board elected Steve Johns President and Dave Miller Vice President and appointed Wendy Bagley Secretary of the board.
- The board unanimously approved the budget as presented by Angela with modest increase to supplement the road repair reserve as discussed at the HOA meeting.

Meeting was adjourned at 9:00pm