**SVPORC ANNUAL MEETING Minutes**

**August 13, 2022**

**SV Pavilion**

**Call Meeting to Order:** The meeting was called to order by Mike Johnson at the pavilion at 8:00 a.m. on August 13, 2022. The members present at this meeting did not fulfill the quorum requirements. The meeting proceeded with sharing of information.

**Vice President’s Message:**

Mike Johnson shared the following message from Vice President Jeff Perry who was unable to attend the meeting do to work travel:

I’m Jeff Perry, I’ve been on the Spring Valley board of directors for 4 years, most recently as Vice President. I apologize for not being at the annual meeting as I am working out of town. Thank you all for coming to the annual meeting today.

The board has gone through some major changes in the past few months. We have had a couple of resignations within the past year. Shaun Gordon, who served on the board for 16 years, most recently as President, resigned in March. Shaun also served on numerous committees, and unofficially – dam inspector, pelican patrol, weed control and prevention, chief rule enforcer, and many other jobs. Deb Schneider, who served on the board for 16 years, most recently as Secretary, resigned at the end of her term in August. Deb also served for many years on the Activities committee. Also, Roni Gordon resigned from serving on the Welcome committee and Activities committee for 16 years. We want to thank them for their service to our community over the past 16 years, working countless hours, all volunteer, to make our neighborhood what it is today.

With that said, we have some new faces on the board. I want to thank each of the other board members for their volunteering to serve Spring Valley. Being on the board requires many hours, not just the one hour per month for the monthly board meetings, but many other hours over email, making decisions, sending out letters, etc. These are all voluntary positions, and remember, these are your neighbors and friends serving the owners of this community. We have a strong foundation and big shoes to fill, thanks to former leadership, and we will continue to support and help in the neighborhood while serving on the board. Your patience is appreciated while we bring our newer members up to speed.

I also want to acknowledge the many other volunteers in the neighborhood for their service to Spring Valley – fish patrol, cleanup crews, thistle control, and those serving at community events that are hosted throughout the year. Because of you, I think this is the nicest, most beautiful, and most desirable neighborhood in all of Teller County. I say “Thank you” and you are appreciated.

We do have openings on several committees. If you are interested in serving on one of those committees, please talk to one of the board members, or email info@myspringvalley.org.

In the most recent developments, in response to your feedback regarding short term rentals, we have formed a new committee to come up with ideas and act in an advisory role to the board. We look forward to working with them to address issues in the neighborhood that have been reported to us over that last couple of years. You will be getting some communication in the next few weeks regarding possible changes to our rules moving forward.

I will let the other board members and committee chairs speak to other issues and questions you might have.

Thank you again for your time, and I hope to see you all around at monthly board meetings and neighborhood activities coming up this year.

**Introduction of Board and Election Results:** Jan Richardson reported that Jeff Perry, Dick Cope and Doug Coleridge were re-elected. Steve Peacock was elected as a new board member. The budget also passed. The board will decide on officers and committee chairpersons following this meeting.

**Treasurer’s Report:** Jan Richardson responded to a couple of questions about the budget. One question was about the difference between the 2021 and 2022 budgets. The increase was due to the cost of the aeration system installation and electrical. The aeration system has significantly improved the quality of the lake. The difference between 2022 and 2023 was also explained. There was an error on the insurance cost, there were no projected lake costs that is why it shows $0, and we had a payroll increase for the office coordinator who had not had a raise in 4 years. She thanked Jill Cochran for coordinating all the emails that have been coming in to info@myspringvalley.org. There were also a few comments that there was not enough detail in the budget. She explained that the SV Board is given a detailed breakdown every month of the expenditures and budget. She will review the format/detail of the budget for the budget ballot next year. If you have any questions, please email her at info@myspringvalley.org. The budget can be found under the minutes on the SV website, myspringvalley.org.

**Activities Committee Report:** Vanessa Kilik reported that the Fishing Derby was on July 16th and was a great success. The next activity will be the Smoke Off in September. Future activities will be announced through emails and posted on the website.

**Architectural Committee Report:** Doug Coleridge expressed his thanks for the members confidence in him to re-elect him to the board. It has been a busy year since March. He has one request awaiting approval. The committee including Georgia Curie and Zug Standing Bear are working on it and will be done shortly. Let him know if you have any questions for the architectural committee.

**Covenants Committee:** Jan Richardson reported that we are doing our due diligence responding to complaints and violations that have been reported. We have sent out 3 certified letters to the owners and 2 violation letters that are pending approval. We also had two complaints concerning the use of the pavilion. The Board will be discussing those at the board meeting that follows the annual meeting and revising the pavilion use process. We are trying to be diligent and responsible as possible. We verify the complaint first. If warranted a violation letter is sent. When you send in a complaint please be as detailed as possible and if you have pictures include them. The board can’t act on hearsay.

Community Question/Comment: Have we ever collected a fee? No. None have reached the 3 violations. Is camping allowed? No. Sherriff Deputies can be called to deal with junk on a property. This is also a violation of SV policies.

**Lakes and Fishing:** Ken Richardson reported that he is speaking on behalf of Dick Cope the Chairman of Lakes and Fishing who could not attend. He thanked the volunteers on the Fish Patrol: John Fernald, Jerry Richards, Bob Valade, Tony Robinson, Dave Figie, Steve Peacock, George Kenyon, Mary Miller (alternate) and himself. The time they put in is appreciated. They spend the whole day from dawn to dusk guarding the lakes collecting fees and dealing with issues. Volunteer next year if you can your fishing fees are free if you volunteer. Fish Patrol volunteers are much appreciated. He also spoke about pelican hazing. SV owns a remote-control boat to help with pelican hazing. Dave Figie also has a boat. The pelicans eat 5-10 pounds of fish a day. We spend a lot for stocking the lakes. It does not harm the pelicans just scares them away. We could use volunteers to help. Once they start nesting, we have to stop. Shaun Gordon shared that we got approval for hazing. John Fernald purchased some alligators (not live) to help deter the pelicans as well. George Kenyon and Shane Wildeman have been helping repair the boat ramp and clean up the parking lot with their own equipment. We will be considering renting an excavator to fix the problems. If you have any ideas let him know.

Community Question/Comment: Is concrete an option? Shane Wildeman shared that there is asphalt under the ramp that was put there 30 years ago.

Thistles are being worked on. Volunteers have been pulling the thistles. Ken Richardson is working on a thistle party. If you pull the thistles and put them by the road they will be picked up. Shaun Gordon shared that we have backpack sprayers that can be used next year. Too late this year.

Community Question: Will a dumpster be available? It is being looked into.

Ken Richardson also reported that Solitude Lake Management has been treating the lakes. There was new algae treated in Shadow Lake early last week. The chemical is safe. The 12 aerators were installed. Shaun Gordon shared that the aerators put oxygen in the lake which is good for the fish it also deals with the silt. They are improving the quality of the lake.

Community Question: What can be done about the noise the aerators cause? Ken Richardson said that they will investigate what can be done to lessen the noise.

What can be done about all the boats? Ken Richardson shared that he will be proposing to the board to build 2 kayak racks that can be locked.

**Legal Affairs Committee Report:** Steve Peacock reported that there is nothing new to report at this time.

**Short Term Rental (STR) Committee Report:** Mike Johnson reported that a community meeting for members was conducted on July 14th. About 10% of our members showed up including residents and short-term rental owners. Others who could not attend took the opportunity to submit concerns/suggestions through email. He listed the complaints that were brought up at the meeting which were many. The notes from this meeting are attached and posted on the myspringvalley.org website. As a result, the Short-Term Rental Committee was formed. We were not able to get everyone interested on the committee due to large numbers. The committee was formed within 3 days. The committee met within 10 days of the community meeting and began their discussion. Some of the action items assigned to this committee are to review the current policies and procedures and recommend revisions to the board, to recommend new or improved process of enforcement of violations, search websites and inform them of violations of current policies, developing questions for our lawyers on how we proceed. The board is developing a complaint form that will be on the website It is for complaints for all residents.

Community Questions/Comments: If they have done research and not selected for the committee how can it be shared? Information can be shared by email to info@myspringvalley.org. Recommended that the County Commissioners be contacted, and concerns shared. A short-term rental owner also addressed the group sharing the numerous ways that he works with his neighbors and renters to be sure that they are following the rules and not a problem. He wants to be a responsible member of the SV community.

The process to change the covenants was also discussed and will be looked at by the committee. More volunteers will be needed as we proceed. Policies can be changed easier than the covenants. Both options will be explored.

Monthly board meetings are open to members and committees report out at each meeting. All members are welcome. However, Committee meetings are not open to members but the minutes or summary of the meeting can be posted to the website. Changes will be made on the website to highlight the STR activity.

**Welcome Committee Report:** Jan Richardson shared that we have had 37 new owners since the 2021 Annual Meeting in August. This is much greater than in past years. We will be revising the welcome letter to include reference to the policies. We are also working on getting more information from new owners on if they will be residing in SV or intend to rent their home.

**Volunteers were thanked.** Ken Richardson shared that there are several volunteer needs that are one time or short term like the dam inspection, thistle clean up, fish derby, etc. Helping is much appreciated.

Mike Johnson shared that the website shows committees if you are interested let us know. Jan Richardson suggested that we add the duties of each committee to the website.

**Community Discussion:** Fire mitigation and emergency exits were discussed in detail. Jan Peacock shared materials from the Sheriff’s Office. She also shared that Toni Moore with NoFloCo (North Florissant Colorado) at 919-624-7641 can connect with volunteers to help people with fire mitigation if they are disabled and unable to do it themselves. There is also funding for training 40 wildfire fighters. Emergency exits will be looked into with neighboring associations in case exit routes are blocked. Everbridge can be downloaded to receive emergency notifications.

If you have questions about water fees, etc. contact Valley Maintenance.

**The meeting was adjourned at 9:30 a.m.**

# Spring Valley Property Owners & Recreational Corporation

# Community Meeting – 07/14/22, 6:00 PM

# Subject: Short Term Rentals

**Attendee Notes and Comments as Compiled by the Board**

Complaints Against

Noise

Water usage

Using boats

Harassment of neighbors when being confronted

Parties late at night

Trespassing

Speeding

ATV type vehicles driving in public roads

Not compliant with 9 guest max

Owners not informing renters of rules

Not compliant with Fire

Littering

Turning neighborhood into resort advertisement

Positive Comments for STR

Increase property values

Owners take care of property

Fishing revenue

Most owners take care of their property

STR owner is willing to be a liaison between STR’s and residents

Other Topics/Concerns

Enforcement of rules

 3 offenses then loss of rental status

 Hiring part-time security

Corporation properties – limited to owners

Comments about Woodland Park making STR get a business license,

Moratorium and temporarily ending allowance of any new STR

Limit amount of rental days allowed

Register property with the HOA & Teller County

Limit new STR’s, and grandfather existing STR’s

Charge STR’s an additional annual fee

Require STR’s to signup for slots to use the lake

Post Residential Area Quiet Zone

Impose taxes for rental properties

Limit the amount of water used monthly

 Penalty for excessive water usage – Valley Maintenance already does this

 Higher rate for excessive water usage – already in place per Valley Maintenance

 Shut off for excessive water usage.

Congestion at the boat area

Fires, & fireworks during burn bans

Leaving food out to feed the deer

Unsecured trash

Strain on septic systems

Enforce septic systems county requirements

Put in for a grant for a bigger water system

Contradiction in the Rental Policy

Letter to homeowner’s informing them of the all policies as they relate to STR’s

CO law doesn’t consider STR’s a business

VRBO owner uses cameras for security, and to monitor the activity of the renters

 Air B & B will take complaints

Harassment by renters confronted by neighbor

Enforce fishing policy

STR owner – no reason to be a member if renters can’t use common ground

Prohibit STR’s to new sales

No vetting process for STR’s=

Pay off duty officer to enforce policies

STR’s market SV as a resort

Make no changes this season

Do what Woodland Park is doing to reduce STR’s

Plan

Board to improve on following up complaints

 Need witness so not here say

 Need documented

 Then notify owner

 If continues owner to lose status of rental capability

Committee being formed

 To come up with plan of enforcement

 Come up with suggestions for rules

 Come up with alternatives/resolutions

 Review options to change covenant rules to disallow STR’s

 Review options to shut down corporation properties to owner members only