

BOD Meeting Minutes November 15th, 2014

Call to Order: The meeting was called to order at 9:34 am at the Tatar home. A quorum was established with board members Kim Bundgaard, Mike Peterson, Foss Smith, and Page Tatar present. ACC members Allan Pederson, and Philip Tatar also attended.

Approval of Minutes: The minutes from the October BOD meeting were approved via email prior to this meeting.

Review Agenda: The agenda was reviewed and additions were made.

Treasurer's Report: Mike reported income of \$43.46 in interest and expenses of \$496.53 for maintenance and weed control supplies. The savings account earned \$2.76 and the maturing CD earned \$40.70. He bought a new CD at Colorado East Bank with a 0.6% interest rate. Three properties remain unpaid for a total of \$184.58 outstanding with one being two years in arrears. The YTD budget is on track.

ACC Report: Philip reported that the application for the loafing shed on lot 117 was amended to include the fence around the corral. Construction of an outbuilding was noticed on lot 22 (Jones) but an application has not been received. Also, the ramp on lot 1 was recently completed.

Maintenance Report: Allan gave Mike the completed water report and noted that he does not need to release any water until further notice.

Website Report: Mike updated the site with all the new information from Sept and Oct. He is still working on how to include the weed control information and may need to add another section. Several links to resources have changed and are not working, requiring research for the new links. The county has not updated their winter brochure, so Mike will scan sections of the old version for the website. Mike also noted that the site has had over 15 thousand hits since it was started up.

Unfinished Business:

- **Road Conditions:** Mike reported that the county plow was out checking roads during the snow last week. Also, Foss drove around with Larry Cleaver, the new R & B District II Supervisor, looking at locations for snow fence (along lot 22 and down by aug. pond). The county wants to install steel posts with snow fence. The fencing will be removed in the spring with the posts remaining permanently. All agreed on the plan. Grading and road repairs were discussed. Silverheels Road has been graded, but not Little Baldy Drive or Circle. Temporary repairs of some pot holes were made with more to be done soon. Permanent repairs will have to wait until spring. A damaged culvert on Little Baldy Drive near the dump station needs to be repaired.
- **Wood chipping/harvesting/slash pit:** Foss reported that some of the dead wood on Lots 31 and 50 was harvested by the Salvation Army. Also, CUSP is willing to come back again next summer if there is enough interest. The slash pit behind the fire station is accepting slash on Saturdays at a cost of \$6/ pick up truck load, but he does not know how long they intend to continue.
- **Kiosk:** Mike continues to research costs for a new metal sign. The board decided to order more realtor boxes: 4 for an additional row, plus 2 replacements for damaged boxes. The map and all information items on the bulletin board were replaced. Weather stripping and laminated map are still needed.

- **Natural Gas:** Mike has emailed Allan Ross to find out how many owners expressed interest in the project at the annual meeting.
- **Revised property owner list:** Mike brought copies to review and sent out the revised list via email to all BOD members. He will follow up with Go Daddy about emails that are being rejected.
- **Next door neighborhood website:** The Board discussed pros and cons of this new website. All agreed that some campaigns, Halloween for example, are not appropriate for Silverheels Ranch. Kim reported a similar So Park face book page that includes announcements, items for sale and resources. Further research is needed to find out if we can opt out of campaigns that are not appropriate for our rural community and to find more ways to utilize the site that would benefit our members.
- **Newsletter:** The Board reviewed the draft and discussed cuts to shorten the final version to four pages. Mike reported that we now have email addresses for all but 33 of the properties. Of that number, 10 have sent back opt out forms requesting mailed correspondence. Mike received a complaint from an owner (who did not provide an email and did not send in the opt out form) that he has not been receiving the newsletters etc. Mike added him to the mailing list. After discussion, the BOD decided to include the newsletter and the opt out form in the dues envelope mailing for those 33 members. The Board also decided that the idea of including coupons from local businesses needs further discussion. Therefore, coupons will not be included in this issue. The final version will be printed and mailed by the 15th of December.
- **Board Book:** Items to be included were discussed. The items for the new version will be reviewed at the February BOD meeting when final decisions will be made on content and hard copy vs electronic format. Page: bring BOD manual to Feb BOD. Jackie and Rick: input on content and hard copy vs electronic.

New Business:

- **Action Items and the Timeline:** October action items and the timeline items for November through February were reviewed.
- **Cows:** Mike reported that cows were again loose in Silverheels. The cattle owner, J.T.Benes, removed the cows and repaired a break in the fence near the forest service cattle guard. He also provided his phone numbers and offered to clean out the cattle guard. His cows, about 100 head, will be in the National Forest until January.

Next Meeting: The next BOD meeting will be held on Feb 21st at the Bundgaard home.

Adjournment: The meeting was adjourned at 11:00 am.

Submitted by Page Tatar, Assistant Secretary/Treasurer