

BOD Meeting Minutes **July 11th, 2015**

Call to Order: The meeting was called to order at 9:38 am at the Tatar home. A quorum was established with board members Rick Bremer, Kim Bundgaard, Mike Peterson, Foss Smith, and Page Tatar present. Alternate Jackie Burghardt and ACC member Philip Tatar also attended.

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

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

Treasurer's Report: Mike reported income of \$320 from dues for 6 lots, \$4.06 interest from the money market, and \$77.58 interest from the CDs. Expenses totaled \$1,613.34 for HOA renewal, fish stocking, maintenance, and the port-o-let rental. One CD was rolled over at CO. East Bank at 0.6% interest. 19 lots remain unpaid for \$934.58 outstanding in dues and interest, which is typical for this time of year. The reminder letter will go out next week with interest added. The Budget YTD is on track. Mike will need to buy more envelopes prior to the annual meeting mailing. He still has 18 people who did not send in the opt out form and he will include it again when he sends them the notice of meeting and proxy form. Only 1 dues letter was returned as undeliverable.

ACC Report: Two new applications were approved. Kim Bundgaard (lot 183) is repainting the house and the Lightseys (lot 70) are replacing all of the windows. Ms. Street (lot 61) still needs to submit a drawing of the proposed gate and colors for the roof.

Maintenance Report: Mike noted that Lot 117 has a berm of horse manure that is building up on the outside of the fence, possibly on county property. This is a covenant violation as well as a county violation. The board decided to directly contact the county and the owner. Mike will draft a letter to the owner and notify the county. Foss reported that the fence and cattle guard at the National Forest both look good. He has also picked up several bottles on Silverheels Road and Allan, who was not present today, will be notified about the increase in trash.

Website: Mike reported that the natural gas update and the CUSP link have been added to the site, with the cotrip.org link coming soon. He created an ACC email (ACC@Silverheels.org) for the website so that those questions and concerns would be sent directly to all ACC members. The ACC documents (packet etc.) will need to be reviewed and revised if needed. Mike was encouraged that the new feedback system reported that on the most recent email sent through the website, of the 168 sent, 158 were accepted (delivered), and 116 were viewed. Only 10 bounced back and Mike was able to fix 3 and left phone messages for the others. The next step will be to send a letter to those who don't respond. He noted that now we can't include attachments with the emails, but we can put in a link to the information.

Unfinished Business:

- **Natural Gas:** Foss reviewed the map and letter that was recently sent to us. Although they are supposed to be finished with phase 1 by Aug 1, there have been some delays along Sawmill due to longer waits for phone line locators. Rick reported that the section near his home has been completed, pressured up and tested. Both noted that the company has been very cautious about where they are placing the lines and is putting things back in good condition. The company will call owners when they are ready to hang the meter. Updates will

be posted on the website as they become available. Phase 2 is scheduled for the summer of 2016.

- **Road Conditions:** Rick reported that bushes are blocking the corner at lot 165. He volunteered to chain saw them down and will call Allan about disposing of the cuttings. Jackie brought up another problem near the street sign at Palmer Peak where some aspens need trimmed and Kim noted a similar issue at the Lumberjack intersection where aspens and willows need to be cut down at the corner of lot 70. Kim and Rick offered to help clearing these areas.
- **Kiosk Sign:** Mike has received the order of new realtor boxes and will work on removing the two broken boxes and replacing them.
- **Board Book:** Page gave a progress report and missing items and revisions were discussed.
- **Cattle:** Mike will update and send out the fence repair letter.
- **Slash Pit reopening/dead wood removal:** The CUSP slash pit has reopened behind the fire station on Saturdays only from 9am-4pm. The cost is \$6 per pickup truck load. Information will be posted on website. So far there is no interest in setting up a wood chipping day for this year.
- **Nextdoor website:** After discussion the board decided to include information on this in the welcome letter, the newsletter and at annual meeting, but not on the website.
- **Weeds:** Rick reported that our program has made good progress in decreasing the thistle in Silverheels. He started spraying about a week ago. More people are letting him know when they see problem areas. The new mix is saving us money on chemicals and Rick is monitoring its effectiveness. The town is also contributing chemicals so that Rick can spray at the disc golf course and ball fields. He is also spraying between the cattle guards on the DOW (east side) and BLM (west side) lands and around the augmentation pond and will check the Dry Lake area.
- **So. Park HOAs update:** Rick reported that the meeting was postponed until Sat July 25th and thanked Mike for sending him all of the information that he requested.
- **Disc Golf Expansion update:** The Town of Fairplay recently completed the additional 9 holes of the course without submitting an ACC application or contacting us. Mike offered to draft a letter for BOD review and then send it to the town with an ACC application. The BOD would also like the town to provide a written plan as to how they are going to monitor the use of the wetlands and documentation of the process they followed with the federal/state authorities for approving their use of the wetlands.

New Business:

- **Annual Meeting Planning:** Topics included the notice of meeting, proxy process and form, ballot, social hour details, sign in procedures, meeting agenda, elections and door prizes. The checklist items were discussed and tasks assigned.
- **Newsletter:** The schedule for publishing newsletters was revisited. The BOD agreed that three issues in October, Jan, and May should be adequate instead of the four times a year that was suggested at the last meeting.
- **Review Action Items:** The April action items were reviewed.
- **Time Line:** The newest version was discussed and revisions were made.

Next Meeting: The next BOD meeting will be held immediately after the annual meeting Sept 12th.

Adjournment: The meeting was adjourned at 11:55 am.