

BOD Meeting Minutes **April 25th, 2015**

Call to Order: The meeting was called to order at 9:43 am at the Burghardt home. A quorum was established with board members Mike Peterson, Foss Smith, and Page Tatar present with Rick Bremer and Kim Bundgaard participating by phone. Alternate Jackie Burghardt and ACC member Philip Tatar also attended.

Approval of Minutes: The minutes from the February 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 \$ 520 from dues and \$2.59 interest from the money market account. Expenses were \$163.04 for the Kiosk sign, realtor boxes and the flash drives for the board books. A CD at Centennial Bank is maturing soon and after discussion a motion by Page was seconded and passed 5 to 0 authorizing Mike to roll over the CD at the best possible rate. Mike noted that the current interest rate at Colorado East Bank and Trust is .6 percent. The unpaid dues for 26 lots total \$1254.58 outstanding. He said that this is typical for this time of year and that the reminder letter will go out in late June or early July. The Budget YTD is on track. Rick added that we probably won't need to purchase more herbicide this year for weed control. Upcoming expenses will be the Port-o-let rental and fish stocking.

ACC Report: Philip reported that the garage application for Jones (lot 22) was received and approved. Ms. Street (lot 61) submitted an application for paint that was approved but needs to submit a drawing of the proposed gate and colors for the roof before those can be approved as well.

Maintenance Report: There was no report from Allan for this meeting. Foss noted a large nail in the road near the national forest and will make Allan aware of that. The BOD will check with Allan for any new issues.

Website: Mike recently made changes and additions. He suggested creating an ACC email address for the website (ACC @ silverheels.org) so that those questions and concerns would be sent to all ACC members directly. Philip will need to make the necessary changes in documents (packet etc). Mike also has updated the area uplinks including the Fairplay weather. The BOD would like to add a link to cotrip.org for access to the various webcams on Main Street, Michigan Creek, Como etc.

Unfinished Business:

- **Natural Gas:** Foss reported that the gas company received responses from 55 SROA members who expressed interest but only 22 have signed up so far. He was told that they will be starting on the eastern portion because there were more contracts signed from that side. Foss was not sure that they will even start if we don't get more responses, especially on the west side, or of the exact route they may take. We were told that they would need 85 homes to do the whole subdivision. The BOD discussed the gas company's request for us to send out another reminder. The BOD will post a reminder on website, send out an email "blast," and suggest that the gas company send out another letter and/or make phone call to homeowners. A question from one homeowner who wants to have the free line, but not convert anything at this time indicates that the company needs to clarify the time frame for converting and what the minimum is for those who are signing up. It is our understanding that homeowners will be billed for the line if they do not convert anything within 30 days.

- **Road Conditions:** It's mud season! Foss noted that and there are deep ruts in many places, but he does not think Road & Bridge will be able to do anything until things dry out. Mike reported that they did repair the big pot hole at Palmer Peak and Silverheels recently.
- **Kiosk Sign:** Mike put up the new "property for sale" sign and ordered 4 more realtor boxes that should be here soon. After discussion the BOD decided to replace two that are damaged and keep the other two for back up. A kiosk key and extra content will be given to Jackie.
- **Board Book:** The table of contents from Page was reviewed and changes were suggested. The revised table of contents will be sent out via email and the loaded flash drives will be distributed to all BOD members for review. Eventually each person will be responsible for updating their own flash drive.
- **Slash Pit reopening/dead wood removal:** The Board discussed the reopening of the CUSP slash pit at the dump and will find out the opening date and specifics for this year. Since only a few members participated in the wood chipping project last year, ideas for encouraging dead wood removal were also included in the discussion. The Board decided to contact Jim to see if he wants to take the lead for the wood chipping again this year and to include any new information on the website and in a newsletter article.

Nextdoor website: Jackie reported that about 15 people have joined including several new sign ups, but she has been frustrated with the lack of response from the website. After discussion, the Board decided to include information about this site in the welcome letter, in the newsletter and at the annual meeting, but not on the website.

New Business:

- **Newsletter:** Mike suggested that the current schedule, twice a year in August and December, does not fit the seasons very well. Information on summer issues like fence repair, wood chipping, weeds, fishing etc needs to go out in the spring or early summer. The idea of sending out more frequent "mini" newsletters was discussed. There are currently only 12 members on the mailing list. Because we are distributing almost all newsletters by email now, the cost for more frequent newsletters would be negligible. The BOD decided to try 4 smaller issues per year beginning with a summer "mini" to be sent in June followed by issues in September, December and March. A list of past articles will be compiled and emailed to everyone for ideas on what should be included in the June issue. A separate notification of the annual meeting in August will be needed.
- **Review Action Items:** Reviewed February items.
- **Time Line:** Items for April, May, June and July were reviewed, corrections made and tasks assigned.
- **Fish stocking:** Mike reported that the first batch of fish arrive May 11th from E & J Fish Farm at a cost of \$1000. He plans to call and arrange for the Port-o-let rental.
- **Weeds:** Rick reminded the Board that in his talks with the town regarding the disk golf course on Outlot A last year, he volunteered to spray thistle in that area if they would provide the material. The Board agreed that this will help prevent the spread of thistle into Silverheels Ranch and approved his plan. When he contacts the town concerning the thistle, he will remind them that they need to contact us and do a new ACC application if they intend to build the next 9 holes.
- **Association of South Park HOAs:** Rodger Mattson, president of another HOA in Park County, is trying to organize a meeting to network with other HOAs on June 13 at the Indian Mountain Community Center. He would like us to send a representative to that meeting. Mike suggested that since we are in a different fire protection district, deal with the town of Fairplay and have different issues than most of the other communities in the county, it might not be

worthwhile for us to participate. After discussion, the BOD asked for a volunteer to attend the initial meeting, with Rick agreeing to represent SROA.

- **Annual Meeting:** The annual meeting planning will continue at the July board meeting. The election of BOD and ACC members in September was discussed briefly.

Next Meeting: The next BOD meeting will be held at 9:30 am on, July 11th at the Tatar home.

Adjournment: The meeting was adjourned at 11:43 am.

Submitted by Page Tatar, Assistant Secretary/Treasurer