

BOD Meeting Minutes February 21st, 2015

Call to Order: The meeting was called to order at 9:32 am at the Bundgaard home. A quorum was established with board members Kim Bundgaard, Mike Peterson and Foss Smith present with Rick Bremer and Page Tatar attending by phone. ACC member Allan Pederson was present with ACC member Philip Tatar and BOD alternate Jackie Burghardt and Allen Ross also attending by phone.

Approval of Minutes: The minutes from the BOD meeting were approved as corrected.

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

Colorado Natural Gas Update: Tom Barrett called in to report his company's progress. Materials that he provided prior to the meeting via email and new details were discussed. He plans to drive the subdivision next Tuesday to gather more information on the number and location of the homes and which homes currently have propane. The BOD provided a map with the homes highlighted and will provide the mailing addresses for the initial letter. We will also send out an email notifying all owners that the company will be out Tuesday to locate homes. The next step will be for Tom to report his findings to the engineering department and prepare a draft letter to homeowners for BOD approval. He plans to send the letter as soon as possible to determine if there are enough owners interested. The company would install the 4" and 2" main lines in the easement along the roads and up to 300 ft of ¾" service line from the road to the homes at no charge. The cost for a longer service line would be \$4.50/foot. Work could begin as soon as June 1st and would be completed this fall. Homeowners would need to hire a licensed plumber to disconnect the propane and convert furnaces and appliances. Tom estimated that the cost per appliance would be up to \$250. Homeowners should get a couple of estimates as some conversions might be simpler and hence less expensive. The return on investment for conversions is estimated to be about 1 year. Those with electricity only would also get a free line if they agree to heat one room or install a water heater.

Treasurer's Report: Mike reported income of \$6,445.80 from dues and a transfer from the money market account to keep it from going "dormant." 80% of the dues have been paid with only 37 of 187 outstanding. Expenses totaled \$1,761.20 for office supplies, printing, insurance, maintenance and the annual report to the state. The Budget YTD was reviewed. After discussion, a motion by Rick Bremer was seconded and passed 5 to 0 authorizing Mike to purchase one \$250 cartridge for his printer for SROA use.

ACC Report: Philip reported that he recently sent a packet and information on solar panels to the Hallidays in response to their email. Mike reminded everyone that he is the first responder to emails received through the website. He would like us to cc all BOD members when responding to emails from the website.

Maintenance Report: Allan reported that the repairs to the Augmentation Pond continue to hold.

Website: Minor updates are needed in several sections of the website.

Unfinished Business:

- Roads: In general, the roads are in better condition at this time. Road and Bridge was not able to install any snow fence this year.
- Kiosk: After discussion, a motion by Page was seconded and passed 5 to 0 authorizing Mike to order 3 more boxes for the Kiosk. He will also order the sign discussed at previous meetings.

- Next Door Website: Jackie reported that we are unable to opt out of campaigns that don't apply to our rural community and volunteered to send out an explanation on the site. She noted that although we have had more sign ups and participation recently, the site would be more effective if more people join.
- Board Book Review: The "Contents" email was reviewed with additions and changes suggested. After discussion, a motion by Foss was seconded and passed 5 to 0 stating that the board will provide a flash drive to all current and future BOD members in place of the hard copy board book and authorizing Mike to purchase 6 flash drives.
- Cattle: Although cows have been an issue, the owner, Mr. Benes, has responded quickly each time. The cattle guard at the national forest clogs with snow and may need shoveled when needed. Also electric tape has been placed across the guard. The fence repair letter will be sent out again this spring reminding owners of perimeter lots to check their fences and make repairs as necessary.

New Business:

- The action items from the previous meeting were reviewed.
- The timeline was reviewed and several changes were suggested.
- After discussion, the date for the July BOD meeting was changed to July 11th and the April meeting was changed to the 25th.
- Slash Pit: The pit is closed for the winter. An email "blast" will be sent out in the spring as soon as new information is available.

Next Meeting: The next BOD meeting will be held at 9:30 am on, April 25th at the Burghardt home.

Adjournment: The meeting was adjourned at 11:52 am.

Submitted by Page Tatar, Assistant Secretary/Treasurer