

BOD Meeting Minutes October 4th, 2014

Call to Order: The meeting was called to order at 10:03 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 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 no income or expenses. He noted a correction to the balance sheet presented at the annual meeting. A total of \$184 in dues and interest remains outstanding from three properties, one being two years in arrears. The 2014-2015 budget that was approved at the annual meeting and Mike's format for reporting were discussed. Since one of the CDs is due at the end of the month, a motion by Page authorizing Mike to roll that CD over or buy a new one at the best rate possible was seconded and passed 5 to 0.

ACC Report: Philip reported that new applications were approved for Tom Barrett (Lot 180) to stain the deck and Maureen Moe (Lots 77 & 79) to stain the house. A fence application for lot 117 still has not been received. Two maps were reviewed and will need updating. A question from a member about asphalt driveways was discussed and contacts will be forwarded.

Maintenance Report: Allan was not present to provide an update. A discussion and review of pertinent covenants followed a question about what actions the board can take concerning "junk" on lots in the neighborhood.

Website: Last minute corrections to the email lists and directory have been made and Mike is ready to send it out. Seasonal changes to the information on the website were discussed. Items on weed control and winter preparedness will be added.

Unfinished Business:

- **Disc Golf:** Rick reported that after walking the first 9 holes with Foss, they are concerned that discs will frequently go over the fence with no easy way of retrieving them. They also noticed a large quantity of thistle in the area. When they attempted to walk the proposed additional nine holes, they were unable to get through due to the dense bushes and soggy conditions. Rick then spoke with a representative of the town of Fairplay about our concerns. He offered to spray the thistle for them next season and the town agreed to deal with trash collection, maintenance, and the fence issue, if it is a problem. No other follow up is needed at this time, but Rick will maintain contact the town.
- **Road conditions/repairs:** Mike reported that although R&B has not responded directly to his phone messages and emails, they did mow the weeds near the entrance. Foss has also done some cutting there and will follow up with their new director regarding the roads. Mike noted that although Silverheels Road is kept in good condition due to the forest access, Little Baldy Drive and Circle are in poor condition.
- **Wood chipping/harvesting/slash pit:** Foss reported that the CUSP chipping event went well and that CUSP is now accepting slash on Saturdays at a cost of \$5/truck load. BOD members will gather more information about that site and research the possibility of a neighborhood slash pit in Silverheels.

- **Weeds:** Rick reported that he is finished spraying for this year. After further research, he will be adding a surfactant to the Milestone herbicide next year. It helps the product stick to the plants and also saves money because it reduces the amount of the more expensive herbicide that is needed. He plans to spray the sweet, or yellow, clover near the entrance in the spring with a product called Rain Star. He has purchased all of the products needed for next season.
- **Kiosk:** The new metal sign for the realtor side and the bulletin board content for the winter were discussed and tasks were assigned.

New Business:

- **Annual meeting feedback:** Page reported the results of the feedback forms we received. Mike estimated a total of 40 people in attendance representing 28 lots. The comments were overwhelmingly positive with only three negative ones, all about the coffee. The suggestions from members were discussed. The BOD liked the idea of introducing everybody at the meeting and will add that to the agenda next year. All agreed that starting earlier was not feasible due to the set up time needed and the fact that members driving up from the Denver area would have difficulty with an earlier start. Mark Lamb will be invited back again next year and SROA will provide the coffee for the meeting. Page noted some confusion about filling out the form and suggested that more specific directions should be given next year.
- **Natural Gas:** The information presented at the annual meeting was discussed. The BOD will follow up with Allan Ross to see how many members expressed an interest in the project.
- **Fishing:** Rick reported a recent incident at the augmentation pond involving a large group of guests who were fishing. They presented a pass that was not filled out properly with the owner's name and lot number. They stated that they were not staying in Silverheels, only fishing for the day. Mike noted that he is issuing 4 passes per property. The discussion that followed included a review of the fishing policy and the intended use of the passes. Actions that will be taken include: writing an article for the newsletter and website, sending an email blast and posting the rules at the pond next spring, and emailing the revised property owner list to all BOD and ACC members. Mike and Rick volunteered to be on call for violations.
- **Dates for future BOD meetings:** Nov 15th @ the Tatar's, Feb 21st @ the Bundgaard's, April 11th @ the Burghardt's, July 18th TBA, and Sept 12th after the annual meeting.
- **Review of Action Items & Timeline**
- **Newsletter:** Ideas for articles were discussed and assignments made with all content due by Nov 1st. Suggestions to include coupons and a list of businesses owned by SROA owners were considered. The BOD decided to include four business card sized coupons in the next newsletter.
- **Nextdoor neighborhood website:** Jackie explained the advantages of establishing this website (nextdoor.com or silverheelsranch.nextdoor.com) and noted problems with the sign up procedure. Ten verified members are needed to hold the site. After discussion, a motion made by Mike was seconded and passed 5 to 0, stating that the BOD list will not be used to solicit membership in the nextdoor website. Instead, board members agreed to personally invite their friends and neighbors to join.
- **Board Book:** In the past, BOD members and alternates were provided with a notebook of information. Page proposed that we switch to an electronic version, because much of the information is now available on the website.

Next Meeting: The next BOD meeting will be held at 9:30 am on Nov 15th, 2014 at the Tatar home.

Adjournment: The meeting was adjourned at 12:02 pm.