

January 2025 Board Meeting

ATTENDEES

Kevin Ziegler, Chris Haight, Joe Catalano, Marie & Tucker Clubine, Dale Lashley, Marty & Lisa Rush, Mike Kepenach, Rick Stephen, Paul & Cyndi Jensen

AGENDA

Last Meeting Follow-up

1. Road Construction discussion continued. The final agreement for funding of this project for SPHOA has been negotiated. Dale Lashley's company El Paso Drywall (EPD) profit sharing fund will lend the money to SPHOA. EPD has asked for a 5% interest rate to be paid on all funds loaned and outstanding on the project until full repayment of the loan. Funds will not be made available until a contract has been signed for road work to be started and the funds have been executed for payment to the paving for work completed. No interest will accrue until such time funds have been paid out to the paving company. Dale has made funds available enough to complete this project in total. Current funds in the SPHOA account earmarked for roads is \$90,000. These funds have been moved to a 4-month CD earning 4% interest. Motion by Kevin Ziegler and Second by Chris Haight to accept the offer as noted above. This measure was voted on and passed.

2. Further discussion of the road project was related to the paving company bids. Dale Lashley and Mike Kepenach brought forward information for 2 companies, Hurley Paving, and Paveco, bidding on the project. Initial estimates passed along verbally at the meeting were that the pricing of the project last time any quotes were received from these companies was in the neighborhood of \$239,000 to \$249,000 a few months ago. Dale and Mike will collaborate on these bids and finalize this information by the next board meeting. There are still a few items to work out to make sure these bids are consistent between companies for the scope of work and any guarantees of work

completed going forward. A motion was made by Dale Lashley, Second by Chris Haight to work with Hurley Paving Inc. based on pricing at this time with all other factors being equal. This motion passed with updates to follow as to the final scope of work and guarantees as noted above.

3. Update from Chris Haight seeking assistance from El Paso County Commissioners as to any help available from the county for damage to SPHOA roads caused by Black Forest Rd. construction vehicles over the past 3 years. At this time the county has denied any involvement in this project and assumes no responsibility for any damage done by workers. Their position is such that this is a City of Colorado Springs project and they hold no liability.

4. At a prior meeting, inquiries about switching trash providers was brought to the board's attention. Upon review of a few trash companies available to service SPHOA for trash and/or recycling, Kevin's findings were that our current provider was the most competitive bid for the service provided. Kevin retained services with our current trash provider for a 1-year extension to our current contract.

5. Treasurer's report: \$90,000 of current funds held by SPHOA earmarked for road construction was moved to a 4-month CD earning 4% interest to give an added earning boost. There is currently \$53,000 in savings. \$7,000 is in the checking account. All bills are current and accounted for on scheduled payments. All HOA dues/funds have been collected and accounted for from all SPHOA residents and the commercial lot.

New Business

- Kevin Ziegler requested \$300 to expand the snow fencing along Skip Stone Pt. to minimize the effect of wind-driven/drifting snow storms. A brief discussion found this to likely be a benefit to road maintenance. Kevin Ziegler moved to make \$300 available for the purchase of the snow fence and supplies for this project. Paul Jensen seconded the motion. Motion vote passed.
- Chris Haight expressed concern for any possible movement of the dam/road stability and requested that an engineer be consulted before the road improvement project started. After some discussion about the matter, Chris will contact Dan Monks to see if he would come to Silver Ponds to

give an opinion of any further reports from engineers needed and/or any opinions he has professionally about the condition of the road/dam.

NOTES

- Next HOA meeting to be held at Kevin Ziegler's home on March 6, 2025

ACTION ITEMS

1. Dale and Mike will consult with the above-noted paving companies to confirm the scope of work needed, guarantees of work going forward, and cost estimates. They may also be requesting that a representative be present at our next meeting to answer any questions about the project.
2. Kevin Ziegler to purchase snow fencing for Skip Stone Pt. and coordinate installation.
3. Chris Haight will confer with Dan Monks on any concerns about the the road/dam.

NEXT MEETING's AGENDA

1. Review the action items above and confirm completion and satisfaction of findings. Come to a final plan for road repairs to give final approval for signing a contract for these repairs and schedule a start date.
2. Schedule date for summer HOA meeting to be held at Marty & Lisa Rush Barn for the annual HOA meeting.