

## **6/14/2021 Board of Directors Meeting Notes**

Board Members: Dave Butler, Elizabeth Lutes, Mike Crouchelli, Jim Tencza, Mark Blaskovich, Tim Block

Community Attendees: Cathy Macklin, Gary Macklin, Debra Hendricks, Tim Nichols, Krista Fogarty, Dan Bruce, Robin Linde

Road Report: Jim Tenzca, as the new road manager, reported that \$11,385 was spent graveling Chimney Drive on the hill behind the caretaker's residence, from Circle Drive to Lakeview and on the hill to Ron Bynum's, Lakeview Drive, and Pine Place. Also the Lakeview/Pine Lane culvert and front gate cattleguard were cleaned out. Jim will prepare an assessment of our roads for future planning.

Caretaker Report: Preston has extensively sprayed the knapweed in the common pasture and hopes that going forward spot spraying will control the situation. There was discussion about possible fertilizer for the meadow as well as maybe cutting hay. The snow plowing equipment is in good shape and ready for the next season. The potential use of a snowblower for removing snow where the tractor can't do effective berm pushback was also discussed.

Preston and the Board will renew the caretaker annual contract.

Financial Report: Mark reported that to date we have received \$45,128 in revenue, offset by expenses of \$34,868. The largest variance was a one month gas royalty receipt of \$6000. Mark expects we will close the fiscal year in October with approximately a \$5,000 surplus. We believe we have the right dumpster sizing and are getting good utilization of our recycling bins at a first year cost of \$1,500. Jim will contact the recycling bin service to arrive at an ongoing annual rate.

Architectural Committee Report: Mike reported that we have two homes under construction and a possibility of three more later. Mike has contacted both homeowners and the general contractor to ask that subcontractor traffic be properly directed to the construction sites to minimize road use. We also encouraged the posting of temporary signage to the current sites and will ask that such signage be deployed on all new projects. Mark and Elizabeth will procure and place permanent signs for both Chimney and Hilltop to discourage traffic on these roads going up the north hillside.

Fire Mitigation: Dave reported that an application for \$42,077 to treat 18.72 acres on 12 lots was submitted to the Colorado State Forest Service. If this application is granted on August 16, fifty percent of the cost will be reimbursed.

New Board Members: The Board elected Jim Tenzca to replace Lucy Bryson and Cathy Macklin to replace Brad Treadwell and assume the Secretarial post.

Horse Dues: Changing the annual dues rate for horse pasture use was discussed. For this year, the traditional rate of \$25 per horse will be invoiced.

A dogs at large situation was discussed. The matter has been reported to parks and wildlife authorities and the dogs' owner.

A package drop off box for the homeowners living on the north end of the community will be arranged to reduce traffic by the delivery trucks.

The annual homeowner's meeting was scheduled for 8/14.

The next board meeting will be on 7/19.