



Property Owners Association Board of Directors

Meeting Notes Board of Directors Meeting, April 21, 2004

These meeting notes take the form of italicized additions to the agenda for the meeting which was held at the Jackson residence, and which began at 5:40 PM. In attendance were Board members Peter Morris, Jeff Steele, Mike Magliocchetti and Ward Jackson. In addition, immediate Past President of the Board Peter Siegel was present. Clark Griffith, head of the Roads Committee was also present.

- **Opening, Agenda Approval**
 - Alternate order due to pressing business
 - May require additional meeting(s)
- Members desired to add the following issues to the category "Quality of life Issues":*
- Pond
 - Horse traffic on community roads
 - Road damage caused by homeowner drainage
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- **Treasurers Report (abbreviated)**
 - New residents: Old McVaney home, old Butterwick home
 - *Information regarding the new owners of the old McVaney and Butterwick homes will be provided by Andrea, from Mike's office*
 - Cash on hand
 - *Mike reported that a full Treasurer's report will be provided at the next meeting*
 - Dues report – delinquencies?

The Board decided that the Association will now direct all correspondence to Mike's office – mailbox to provide more contemporaneous access to the mail. That address is PO Box 8456, Keystone, Colorado, 80435.

- **Architectural Review Matters – Immediate Projects**
 - **Middel Residence:** request for temporary gravel
 - *Peter Siegel, as agent for the Middel's, provided a site plan indicating where the Middel's desired to put the temporary gravel drive. At the same time he provided the Board with an updated version of the site plans (as well as the entire building plan package) regarding the proposed remodel of the Middel home. Peter indicated that all of the proposed changes to the home, and the site in general – to include the*

proposed added gravel, will bring the "covered" area of the lot up to the 30% limit described in the Sage Creek Covenants.

On a motion from PM, seconded by Jeff, the new proposed site plan and building plan was unanimously accepted by the Board. PS will notify the Middels of the approval by telephone, and wyj will provide the official letter of approval.

- **Steele Residence:** emergency repairs to septic; new berm

Jeff noted that their septic system/mound has ceased to function, and they are forced to replace it. Exactly what kind of construction this will entail is unknown. The initial plan is to replace the existing mound with a similar mound in the same location. Should there be any soils remaining after the construction, they may be used to make a landscaping mound on the north side of the Steele property. Jeff provided rough drawn plans for the work, and will follow with the completed architectural application. All appropriate county applications and permits will be obtained.

On a motion from wyj, and seconded by PM, the Board unanimously accepted the emergency request to replace the failed septic mound with one of similar style and size in the general location of the existing mound. The possible berm on the north side was also approved.

- **Jarski residence:** within expectations?

- Suggested action, if any?

Wyj provided the Board with some of the recent "events" regarding the ongoing construction at the Jarski's. Pictures were provided of trash spreading to other homeowners' property. Instances of roads blocked by construction vehicles were also photographically represented. Numerous views of the blocked drainage on Sage Creek Canyon Drive were observed. In regard to the drainage, a letter was presented from the GC, Paul Becker, stating that the drainage would be repaired and a culvert installed in February. The "accident" with the piece of heavy equipment tumbling into the Andrews property was spoken of. Board members expressed concern about the continuing poor condition of Sage Creek Canyon drive because of construction traffic. Wyj noted that the Board is yet to receive proof of insurance in the amount to \$1,000,000. from the GC. Instances of inappropriate behavior on the part of sub-contractors to members of the community were noted (specifically Apex Electric.). While wyj noted that there have been improvements in the general condition of the construction site, the Board was generally displeased with many aspects and conditions regarding the construction.

The Board wants the roadways improved, the drainage repaired, the culvert installed, and want to be able to have our roadways improved without possibility of construction traffic degrading those repairs. Clark noted that he expects our "normal" road improvements to take place the last week of May or early June. Wyj is to prepare and dispatch a letter requesting the above mentioned changes, and to specifically request that the road cut for the Jarski water line be scheduled prior to the last week of May.

- Steig residence progress
 - Tabled to next meeting
- Possible application for Jackson residence
 - Possibility of incoming application noted. Board will handle without wyj participation.

- **Roads Report/Discussion**

- input/comments regarding winter plowing
Clark provided comments and received comments through Board members regarding the plowing, which was handled by Hilton Backhoe Services. The comments were generally good. Input indicated that plowing next year ought to include all driveways if one is done. The plowing contractors will be reminded to accept instruction and input from Clark, Jeff or Ward only.

- thoughts/comments about annual road upgrade and improvements
As noted above, Clark would like to have our "regular" road work done in late May or early June. The Road Committee has walked the community roads, and observed the following items of concern: the failure of the MacIntyre culvert which has degraded the roadway and created a rivulet on the west side of Sage Creek Canyon Drive near the Hooks property; failure of the drainage ditch near Ward's; water run-off on Sage Hill Drive; water run-off on the pitch of Sage Creek Canyon Drive near the Jackson and Bailey properties. Clark noted that a new drainage ditch on the east side of Sage Creek Canyon Drive near the Ward and MacIntyre properties must be created. The water run-off damages must be repaired. The ditches near the Jarski properties must be repaired. The Road Committee indicates that new materials need to be added to Sage Creek Canyon Drive from the Mayfields to its intersection with Sage Hill Drive. Also, new materials need to be added to the straight part of Sage Creek Canyon Drive from the "S Curves" to the fork in the roadway near the Steele property.

- timing adjusted for road cut at Jarski's ?
 - *The Association will ask that the cut be made before we begin our yearly road work.*
- observations regarding Jarski construction "accident"
 - *The Jarski GC will be asked to assure that all remaining sand, road damage, and an inspection for environmental damage be handled soon.*

- **"Old Business" Updates**

- status of Water Court Action
PS provided a brief recap of recent events: The rights to all six wells have been decided to Sage Creek Canyon. The confirmation of that action is moving through water court. An objection has been raised by the City of Denver. This may be a routine kind of thing. We do not know the basis of the objection. A conference call will be held on May 17 to attempt to clarify the basis of the objection. It is likely that such objections will slow down the process. We may be involved for another year. Both the county and the state are in favor of our application.

- fishing identification update
Jeff presented an example of the proposed badge and explained that production of the badges may cost approximately \$100. The Board affirmed that the Association had asked for the badges and we ought to move forward.
 - plan for community water infrastructure - study for engineering.
 - *Tabled until next meeting.*
 - Architectural Review process
 - *First draft of thoughts*

- As time was getting short in the meeting, wyj passed out the first draft of the revised review process. **Members were asked to review it and be prepared to make adjustments and/comments at the next meeting.**
- AcquaSource/EcoSource deficiencies
 - Wyj noted that there have been some consistent rough spots in the reporting of our water quality to the state. Roger Micklebink and wyj have had conversations, and EcoSource is to remedy the systemic problems leading to the continuing failures of contemporaneous reporting.

- **Quality of Life Issues**

- outside lights burning all night (Tabled.)
 - trash receptacles left out for days (Tabled.)
 - dumpsters in place beyond approved limits (Tabled.)
 - Outside watering restrictions affirmed for Spring/Summer 2004
- Questions were raised about equal application of watering restrictions. A specific question was raised regarding the amount of water which may be needed to replenish evaporation from an open waterway. In general, the Board affirmed the use of restrictions.*

[Addendum: in chance and informal conversation with Tom Fatora, who has an open waterway, Tom mentioned that in the worst case situation, the replenishment of his pond is accomplished by a “hose sized” flow for one half to one hour once per day – applied in the “wee hours” of the night.. Generally it is much less. He noted that his regular family use of water is stopped during the summer months since they are away all summer.]

- Letter to Homeowners
 - Items to be included in letter deferred until next meeting.
- Road damage caused by homeowner drainage
 - Further investigation of what the extent of repairs may be required to stop continuing damage is necessary. **The Board wants a letter prepared and dispatched to the Hirschfelds identifying the problem and asking them to meet with the Board regarding possible solutions.**
- Pond improvements
 - Jeff noted that the culvert between the beaver ponds (north side of roadway) and our pond (south side of roadway) seldom seems to function. He has been watching and notes that there has been no flow so far this spring (in either direction). He surmised that the level of our pond is likely more a function of water table levels rather than flow from the beaver ponds. He suggested not expending the funds to create a new drainage culvert inasmuch as it will not likely change the level of water in the pond. The Board concurred that no action be taken in regard to the pond at this time.
- Horse traffic on community roadways. (Tabled.)

- **Work projects? (All Tabled.)**

- Paint bridge ?
- Re-paint sign posts ?
- Flush hydrants ?
- Put up new "No Parking" signs ?
- New doors, locks for pump house ?

- **Adjournment**

- *Adjourned at 7:14 PM*
- Schedule for next meeting
 - *Wednesday, April 28, 2004 – Jackson's*