



Property Owners Association Board of Directors

Meeting Notes Board of Directors Meeting July 15, 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 was called to order at 5:33 PM. Board members present were Peter Morris (PM), Mike Magliocchetti, and Ward Jackson. Jeff Steele joined the meeting in progress. New Board member Tom Massaro was also present.

- **[5:30 PM] Opening, Agenda Approval**
 - Additions, Deletions, etc.
There were no additions to or deletions from the proposed agenda. On a motion made by Mags and seconded by Tom the minutes of the 6/3/04 meeting were accepted as previously published.
 - Peter Morris provided the Board with a written letter of resignation from the Board. The letter was accepted by Mags, Ward, and Tom. Mags supplied an additional affirmative proxy vote from Jeff. Peter had served on the Board for approximately 13 years.*
 - Welcome new member – Tom Massaro
Tom was welcomed as a newly appointed member of the Board as of this meeting.

- **Treasurers Report (abbreviated)**
 - Cash on hand
 - Dues report – delinquencies?
[The Treasurer's Report was actually received after presentations by the Hooks and Jarski families. Mags presented a current balance sheet reflecting a current operating fund balance of \$24,982.10. The reserve fund holds \$31,627.01. There are current liabilities of \$11,252.13. The report reflects Association Dues are outstanding and overdue from the following families: Jarski, TGR Land Company, Steig, and Reitan. The Board requested Mags to expeditiously follow up with these families. The Treasurers report was unanimously accepted on a motion made by Jeff and seconded by Tom.

- **[5:40 PM] Architectural Review Matters**
 - Hooks Residence – personal appearance by Sally Hooks. *Sally and Ken Hooks were present at the meeting in order to discuss various architectural review matters. This discussion began at 5:40 PM and continued through 6:02 PM.*
 - Paving adjustment matters
 - Status of property survey
 - *Sally apologized to the Board for the problems caused by the failure to seek ARC approval prior to the laying of pavement on her property. Sally presented the Board with a printed survey which was done at the time of closing on the property some years ago. The survey provided some points of information in attempting to define property boundaries. Sally expressed some confusion in how to fill in the ARC form. The Board offered some assistance and encouraged her to contact any Board Member or the ARC if further assistance is necessary in making ARC application for the (existing) pavement on the property. Sally will provide the fully executed form at a later time. Ward indicated that it will likely be necessary that the lower drive have a culvert installed for a drainage ditch near the intersection with Sage Creek Canyon Drive. He indicated the covenants are clear on drainage requirements. Sally indicated that there have been recent changes to the end of that drive, and it appears that drainage is occurring well. It was agreed that this information will be provided to the head of the Roads Committee, and that a property visit by a member of the Roads Committee and a member of the Board would be necessary to observe drainage.*
 - Other ARC Applications?
 - *Sally and Ken indicated they would like to replace the existing outdoor deck at their residence. It is deteriorating. In the process they would like to enlarge the size of the deck. In order to accomplish that work the existing landscaping timbers will have to be removed near the home, and the property there returned to a natural state. Sally presented some initial plans for the work, but wanted to take additional time to accurately measure distances and plot utility line placement etc. She indicated that it would likely be the Spring of 2005 before they will be able to initiate work. She will return to the Board at a later time with a full ARC submission for the proposed deck changes.*
 - [6:00 PM] **Jarski Residence** – personal appearance by Heather Jarski and GC Paul Becker. *The Board met with Heather and Paul from approximately 6:10 PM until 6:43 PM. Heather came prepared with a revised ARC submission regarding some changes already accomplished outside of Board approval, as well as some proposed future changes. Appropriate rough sketches on existing site plans were included.*
 - Septic System
 - Additional ARC Application for Revisions

All existing and proposed changes to the Building project were included on one ARC application. The application addressed the following:

1. The fact that the home was not located and built as approved on the property.
2. Jarstis would like to move the septic and leech systems to the front of the property. Walt Shulz is their new engineer for this phase of the project. The county has yet to approve the proposed new location for the septic/leech systems.
3. Additional changes from approved plans have already been implemented:
 - a. Rock changed from cultured to natural.
 - b. Roof color changed from green to red.
 - c. Cedar fascia and band board changed from Banyon Brown to Pine Needle color.
 - d. Stairs off the front deck have been eliminated.
4. A rough landscaping proposal was provided.
5. Applicants would like to add lighting to the underside of the porch roof, and to the stone columns on the deck. In addition, they would like to add three spot/security lights. They propose these lights would be motion activation controlled.

The application was received by the Board, and forms signed as appropriate.

[Resumption of "regular" Board Agenda.]

- **Architectural Review Matters – Continued**

- Steig Residence update
 - Siding completed
 - Dumpster still present
 - No application for landscaping
 - Lights on garage do not appear to be "down lighting"
- Discussion and possible action on this item were tabled until a future meeting.*

- **Jackson Residence**

- Application for continued landscaping
- Jackson presented an ARC application for a long term landscaping plan on his property. The ARC Committee had previously approved such a plan in 2000. The new plan was presented to conform to new ARC guidelines. The application was received by the Board. On a motion by Jeff and seconded by Tom the application was approved – with Ward abstaining from all discussion and the vote.*

- ARC membership

- Letter sent to Bailey, Baureis, Steig
- Approval of new ARC: Morris, Siegel, Gerry Miller

On a motion by Ward, and seconded by Tom, the new membership of the ARC was unanimously approved. The names will be presented to the Annual Meeting.

- **Roads Report**

- most road work completed
 - Board voted extra budget for add'l recycled paving

A short discussion of the current road project was held. Board members indicated the work seemed to be very well done. The costs for the total project to date appears to be within the proposed budgeted amounts. Some "ditch" work will need to be accomplished in the early fall.

 - Ditch work scheduled for fall

- Adjustment for "Jarski corner"

Ward indicated to the Board what the results of the most recent property boundary survey on the Jarski property revealed. It was indicated that the upcoming ditch work ought to more closely conform to that survey. The Board affirmed that action.

- Status of conversations with McIntyre/Hirchfeld re driveway.
Discussion of this item was postponed until Peter Siegel can provide the Board with results of his discussions with this family.

- **Water System Matters**

- update on Water Court – Denver Water Board objection.
There was no new information to provide to the Board.

- Status of pump house

The pump house seems to be working well. There was discussion on scheduling for "training" from Board members in how the water system functions.

- Middel water line: 7/15 decision to re-establish spigot on new tap to residence – abandon old. Two shut-off s.

- Community responsible for spigot costs
- Ward explained discussions held on the morning of July 15 regarding installation of new water lines for the Middel residence. Those conversations took place with representatives of the Middel's construction project including the GC and excavator. They had determined that the current water service line for the Middel's apparently is routed from the west side of Saddle Circle across the turn-around to the water spigot and then to the Middels. It is a ¾ inch copper line. The discussions were necessary to find what new routing might be best for the community and for the Middels. The excavator was unable to find the 4" ductile community supply line. The connection to the community line will now take place in the west side of Saddle Circle approximately 40' south of the Middel property line. Ward indicated that the community desired the water spigot to be re-established for protection of the main line. The excavator was requested to provide separate shut-offs for the spigot and for the Middel service line. The costs for the new service line (a 1" copper line) will be borne by the Middels. The cost for the spigot will be born by the community. The excavator will place the new service line at least 6' deep and will insulate the new lines under 4" of "blue board".*

Jeff noted that some years ago, the community re-routed Saddle Circle to remove its location from the Johnson property. It appears that that

construction has killed a tree on the Briggs property. Jeff was of the opinion that the tree was a danger. He suggested it was the right thing for the community to remove the tree. Mags will contact the Briggs family to determine if they would like the Association to remove the dangerous tree.

- **Quality of Life Issues**

- Letter to the Community sent after last meeting
- Complaints re unlicensed vehicles stored on Ward property
Discussion and/or action of this item was tabled.
- General approach to refusals to adhere to Covenants
Discussion and/or action of this item was tabled.

- **Work projects?**

- Following projects remain pending:
 - Paint bridge, Re-paint sign posts, Flush hydrants, Put up new "No Parking" signs, Additional flush valve in pump house
Discussion and/or action of this item was tabled.

- **2004 Annual Meeting**

- Set tentative agenda
 - Reports:
 - Finance
 - Roads
 - ARC
 - Report on new policies
 - New membership - approval
 - Water Court/Rights
 - Report on Infrastructure Fund – motion
Discussion and/or action of this item was tabled.

- **Old Business**

- Status of new stationary, envelopes (with new address)
Mags provided an example of the newly printed stationary.
- Fishing Passes ready for Annual Meeting?
Jeff indicated that his son is providing the passes, and they will be ready for the Annual Meeting.

- **Adjournment**

- Schedule for next meetings:
 - Tuesday, July 27 -- approved: 7/27, 5:30 PM, Jackson's
 - Tuesday, August 3 -- -- approved: 8/3, 5:30 PM, Jackson's