



## Property Owners Association Board of Directors

### Meeting, November 2, 2005 Meeting Notes

*Notes for this meeting of the Board of Directors take the form of italicized additions to the published agenda for that meeting. The meeting was called to order at 5:31 PM on 11/2/05 at the Jackson home. The full Board of Directors was present.*

- **Opening, Agenda Approval**

*Since this was the first full Board meeting since the 2005 Annual Meeting, it was incumbent on the Board to elect officers for the coming year. The Board allowed the current slate of officers to continue to serve. Mike will continue to be Treasurer. Ward will continue as Board President. Key to the Rockies Property Management Company will continue to assist with administration of HOA matters.*

- **Old Business**

- **Pump House service.**

- Culligan performing better than expected.
- Dirty water at Siegel's 3 weeks ago.
  - Tom offered to come down that night; actually came next morning after we "waved him off" on the night visit.
- Water quality appears best in long time.
- Some maintenance and improvements will be needed.
  - Holding tanks need to be sanded and painted.

*The Board reviewed suggestions from Pinnacle Water Group regarding maintenance that needed to occur in the pump house. The following items were approved for immediate action: Sanding, priming and painting of the pressure tanks in the pump house; replacement of air pressure valves on those tanks; tagging of the water flow plumbing in the pump house; and, replacement of the locks on the upper water storage tanks. The Board would like more information before approving the following projects: addition of a back-up chemical injection pump, and replacement of the bag filtering system. The Board decided it would be more prudent to flush the infrastructure in the spring of the year. Ward will communicate the above actions to Pinnacle Water Group.*

- **Water Court – Augmentation Issues.**

- Swisher has provided information re irrigation of open space to PS.
- PS to provide update of court issues.

*PS was not at the meeting, and no report was available. Ward will contact peter regarding a report on this matter.*

- **Architectural Review Matters**

○ **Hook's improvements.**

- Improvements apparently complete.
  - NO ARC application appropriately completed or approved.
  - NO sign-off from Board.

*The Board agreed to take no punitive action with regards to this project. Apparently a County CO was granted without consultation with the Board.*

○ Awaiting re-contact from **Tom Fatora.**

- Project mostly completed.
- Awaiting submission of lighting plan.

*No Board action was required in this matter.*

○ **Middel improvements.**

- Project apparently completed.
- Anyone from Board sign off on completion??

*No member of the Board signed off on the apparent completion of this project. This appears to be another instance of the County issuing a CO without consultation to the Board of the POA. It was noted that on numerous occasions recently, there have been a great number of lights, both inside and outside, illuminating the Middel home. There was a question as to whether this light pollution is necessary or appropriate. In addition, it was further noted that the motor home – which had been approved for temporary location during the remodeling of the home – was still parked on the Middel property. Even though it is covered, that special exemption has expired, and the motor home is now in violation of Community Covenants. Ward will talk with Jerry Middel about these issues.*

○ **Jarski** home apparently has no house numbers visible.

*Mags will contact the Jarski's about assuring there are proper street numbers affixed to the exterior of the home.*

○ **Rainold Property**

- Property closed recently – close to asking price.
- Surveyed property lines in dispute.
- “Word” has it they want to build ASAP.

*Tom indicated that the selling price for the property was approximately \$390,000. The property is closed, and Mags provided a copy of the deed, issued in a LA court office. That would indicate that the property boundary dispute with the Arleth's has been resolved. Apparently, the buying family is from the Chicago area, and they are eager to build on the property. The Board decided to send a letter of welcome to the new family – contained in the letter will be hard copies of the By-laws and the Community Covenants for Sage Creek Canyon.*

○ **King Property**

- Appears to have sold locally to family with 2 children.

*While the sale of this property has not yet closed, it would appear that a local family with two small children is about to purchase this property. Mags has chatted with the prospective new owners. He advises that they plan to make some changes to the home. He also advised that the new owners have advised they have a dog that tends to “howl”*

at night. The Board noted to follow this matter closely, and to send along written greetings with a copy of the By-laws and the Covenants.

- **Road Matters**

- Summer road work completed.

*Mags noted that the road into Spur Court has not been fully resurfaced, and is muddy and in bad shape. He requested that it be put on the list for work during the next road cycle.*

- Concerns of Jerry Middel.
  - Referral from Road Committee.
  - Documents from Clark and from Jerry.

*An apparent case of miscommunication relates to road work which was completed at the end of Saddle Circle, near the Middel home. During the usual road work cycle, there were numerous construction vehicles parked in the cul-de-sac attending to work at the Middel home. This apparently did not allow the community contractor to work on the cul-de-sac in that area. At the completion of the remodeling at the Middel home, Jerry caused his excavator to add road base to the road in that area, and then to bring to road up to community standards (according to Jerry). The home remodel and this work on the road were never inspected by any Board member. Later, Jerry, after consultation with Clark Griffith, head of the Road Committee, caused additional work to be performed on that portion of Saddle Circle by the community contractor (as he was doing other work for the community). Jerry felt he had permission to do this. Clark indicates that he did not intend to have the work done until the next road season. Jerry was surprised to receive a bill for the work. The Road Committee referred the matter to the Board.*

*The Board discussed the matter, and observed that, if the road was up to standards at the end of the remodel project, why was more work necessary? The Board was concerned that a member of the community caused work to be performed to community roads outside the apparent purview of the Road Committee. The Board examined documents provided by the Road Committee and Jerry Middel. After discussion, and with a bit of reluctance, the Board decided to pay for the road work done at the end of Saddle Circle. The Board also elected to caution that only the Board and/or the Road Committee can authorize work to the common roadways and easements. It should be noted that Jeff Steele excused himself from the votes on these matters as he is a member of the referring Road Committee.*

*Ward is to send a letter on behalf of the Board to Jerry. The letter will address not only the road issue, but these additional issues:*

- *the reported apparent light pollution from exterior lights not approved for installation*
- *the storage of a motor home in violation of Community Covenants. A temporary exemption had been issued by the Board for six months during the remodeling of the home. The motor home was actually used for more than eighteen months.*
- *Plan to move forward with bridge improvements.*

Mags had some rough information on the status of the bridge. He indicated that it was his opinion that the Annual Meeting expressed a desire that the bridge be improved rather soon. He also indicated that most folks were not interested in the "roof" design, and were satisfied with improving the structure by widening it, removing the design elements which allow it to be hit so often, and using heavy natural colored wood products that would last. There was agreement that some tasteful down lighting might be advised. Solar lighting would eliminate the need to run electricity from the TYL Ranch gate area. Mags had received a "ball park" estimate of approximately \$50,000. to make the anticipated improvements. There was some discussion about whether a possible design would have to be "run by" the Association once again. Jeff and Mags indicated that the Annual Meeting wished the Board to proceed with the improvements. Ward asked Mags to refine both the design and the possible costs associated with that design.

- **Additional Speed Limit signs.**

- Progress?

As Peter was not present no action was taken on this item. Ward will get with Peter to get the name of the sign contractor and move ahead himself with contacting the contractor and getting the signs on the way.

There was discussion once again about the number of persons grossly exceeding the speed limit in the community. While some residents claim that the biggest offenders are visitors and contractors, there was general consensus that the greatest offenders our own residents. There was discussion identifying the worst offenders. Jeff noted that just last week three members of his family had to literally jump out of the way of a vehicle driven by a community member. Ward counseled that we ought to take things one at a time (put up the signs) before we bring in the Sheriff. Tom noted that we might look into occasional use of the radar trailer if it is still available from the Sheriff's Office.

- **2005 Annual Meeting**

- Meeting led by Mike – Thanks!
- Notes completed by Jeff – Thanks!
- "Placeholder issues" for action:
  - Resurrect pond improvement issues.
    - Body wants issue on 2006 Annual Meeting agenda.

The Board will seek estimates for dredging the pond approximately 3-4 feet in the spring of 2006. The Board will not entertain a continuing maintenance approach to the restoration of the pond. The estimates along with Board recommendations will be present to the 2006 Annual Meeting.

- Right turn lane off SR 9 North bound.
  - State already considers wide paving at entrance to be turn-out lane..

- **New Business**

- **Senate Bill 100.**
  - Explanation of requirements (Jeff).
    - Time requirements – effective 1/1/2006.

Jeff informed the Board of his latest understanding of how SB100 affects our POA. He indicated that, while there are no sanctions contained in the bill, there are new requirements that take effect 1/1/2006. In his work at Keystone, he has learned that most of the new requirements concern record keeping that we already do, information provided to POA members, and set policies and covenants which need to be available to the general membership. Jeff will send an additional copy of SB100 to wyj. In addition, he will provide to all Board members a questionnaire that will simplify our "policies and covenants". The next Board meeting will be dedicated to creating a "good faith" effort to meet the new requirements. At this time, the Board does not feel we need to hire an outside contractor to handle the administration of the POA.

○ **Planning Commission Inquiry.**

- Zoning change
- Lot across river; single family dwelling
- Hearing date 11/3/05, Silverthorne.
  - Want to guard Sage Creek right turn lane from "construction shift" for access on opposite side of SR 9.

Jeff and Mags will attend the Planning Commission Meeting scheduled for 11/3/05. They will listen carefully for any access issues to the property that might interfere with access/egress across our bridge. They will also be alert for any proposed zoning changes other than the one in question

○ **Community Service opportunity for Skylar.**

Jeff will invite Skylar to begin to work on trimming back the vegetation in the "S" curves as part of his community service.

Mags noted that there is some pine beetle kill near the river on the lower loop. "A Cut Above" tree service identified three trees on the Potts property and two on the Ritter property. He called both owners and received authorization to have the trees removed at cost to the homeowner. We ought to have the community surveyed again in the spring.

● **Adjournment and Next Meeting.**

The next meeting of the Board will be held on Thursday, December 1, 2005. This meeting of the Board was adjourned at 6:49 PM.

Respectfully Submitted,  
//s//

Ward Jackson