



Property Owners Association Board of Directors

Meeting, May 12, 2005 Meeting Notes

These meeting notes take the form of italicized additions to the proposed agenda form. The meeting was held at the Jackson residence. It was called to order at 5:32 PM. All Directors of the Board were present as well as Immediate Past President of the Board Peter Siegel.

- **Opening, Agenda Approval**
 - Additions, Deletions, etc.

The agenda was approved as submitted.

- **Treasurers Report**
 - Cash on hand.

- Report on Assessment delinquencies.

Treasurer Mike Magliocchetti provided a written Balance sheet representing the current state of the Association. Cash on hand as of the time of the meeting was \$10,493.34. Five community residents are in arrears to the Association for \$5,500. Mike will follow up with the following families in this regard: JarSKI, Ward, Blount, Andrews, and Steig

- **Architectural Review Matters**

- Projects planned or underway:

- Hook's improvements.
- Phone call three days ago.

Verbal permission had been provided for the home to be repainted the same color, and for replacement of the surface boards on the deck. It is clear that more work than that is being undertaken. After discussion, it was decided that Ward would send along a clarification of ARC regulations – by E-Mail.

Addendum: *The E-mail has been sent, with Board members copied.*

- Status of Briggs property project.

After written and verbal communications from the Briggs family (Saddle Circle), Mr. Briggs sent a very basic drawing of his proposed home to Ward. None of the requirements of the ARC were included. Ward informed Mr. Briggs in writing of the

ARC regulations, and also provided him with a new ARC Application. No response has been forthcoming from Mr. Briggs since that time (January, 2005).

- Rainold property.

Apparently, the Rainold property (between Blount and Arleth properties) is on the market (for a reported \$425,000.) Ward sent a courtesy E-Mail to the Arleth's and the Russell's inasmuch as they had mentioned at one time they would like a chance at the "right of first refusal" on the property.

- Middel Residence.

Construction continues, and there don't seem to be any particular issues at this time. There is some concern that the existing fishing pier is on community property. The Board requested that Ward talk with the Middels about this possible issue.

- Committee make-up (Audrey).

It appears that the Morrises will be moving from the community in the very near future. Ward will stop by to casually ask if Audrey minds if we start a search for a new member of the ARC.

Addendum: Ward talked with Audrey on May 26, and she and Peter indicated that, for all intents and purposes, they are out of the community. While they won't actually move until late June, they have numerous out of town trips scheduled between now and then. She was anxious to have us replace her on the ARC.

- Steig communication NOT sent re lighting & shed. Ward will jack up the issuance of this letter to a higher priority!

- Method to assure adherence to Community requests and Covenants?

This issue was brought to focus on the costs to the community that properly ought to be borne by those who are constructing, reconstructing, or renovating structures. Currently construction traffic and other related use causes road and drainage damage. It was suggested that a construction bond be instituted for projects over \$xxx estimated value. Such monies would be used to make repairs to community interests that ought to be borne by the property owners causing the damage. While there was general agreement for this kind of bond, Ward asked Jeff to draft a policy and bring it back to the next Board meeting. Jeff will handle that.

- **Water System Matters**

- update on Water Court.

- Water Court decision objected to by State and Denver Water.

Peter provided an update on the progress of our water rights issues. Our water attorneys had successfully secured a judgment from the Water Court which gave us legal rights to approximately 150 GPM water rights consolidated in our two wells currently in use. The Denver Water Board and The State of Colorado have protested that decision. Our attorneys had previously worked with both entities finding a mutually agreeable "middle ground". The state is asking for proof of how much the numerous wells were producing at the time the sub-division was created (a number not available!) Our attorneys continue to work through these issues.

- Continuation of contract with Eco Resources?

- Culligan would like to serve us – personal service.

There was discussion regarding some dissatisfaction with the current service provided by EcoSource. While we have had a long relationship with the company, they seem unable to keep continuity of service technicians. EcoSource seems unable or

unwilling to provide accurate and effective personal service. Paperwork and certifications required by the State regarding our system are constantly late and inaccurate. Currently the records inside our pump house are being kept in an unprofessional manner.

Ward noted that he and Mags have had independent discussions with Tom McClelland from Culligan water services. Tom had serviced our system for a time when he worked for EcoSource. He proved himself to be competent and personable. He has offered our community a contract which basically represents an offer of twice the service for half the price. The Board was interested in this proposal, and asked Ward to contact McClelland and ask him to be available at the next Board Meeting.

Addendum: Ward has contacted McClelland, and he plans to be at the Board Meeting scheduled for June 9, 2005.

- Summer water restrictions.
 - Same as last year?

Water Limitations similar to last years will be printed up, and provided to Mags for inclusion in the Annual Meeting mailing which has to go out before June 1.

● **Road Matters**

- Comments regarding winter plowing.

In general, comments regarding the winter plowing were favorable. Some folks had reported minor damage to property by the plowing equipment. Ward indicated that the Arleths had complained that their basketball hoop parked near the drive was damaged. They also noted some damage to landscaping. They have been referred to Clark.

There was also comment about the cause of the rather serious potholes at the entry to the community road – near the Tyl gate. Jeff indicated that the spinning wheels of the truck plowing the ranch starts the potholes.

- Suggested locations for road work this summer.

The Road Committee has yet to meet on this issue. Peter Siegel noted that the intersection of Sage Creek Canyon Drive and Sage Hill Drive needs some work. Ward noted that the section of Sage Creek Canyon Drive near the Jarskis needs to be improved and compacted after the construction work.

- Bridge improvements.

Ward summarized recent frustrations with being able to make the bridge superstructure safe and esthetically pleasing. We seem to be in a constant round of repairing the damaged woodwork. In addition, the existing structure simply is worn out and falling apart. Ward noted that in a February conversation with Ed McVaney, he was amenable to making improvements to the bridge. At this time he has no plans to construct the covered bridge he has talked about in the past. He seemed agreeable to most any reasonable plan that the Sage Creek Board would come up with.

Peter Siegel had made a rough design drawing for a possible new approach to the superstructure of the concrete bridge. He had copies for each Board member. Two features of the initial design are: 1. There would be an overhead portion of the design. 2. Proposed new designs would have no wooden structures in the zone where most current damage is caused. Ward noted that the design could be made to stand off the

concrete on both sides thereby effectively widening the bridge, and possibly minimizing possible future damage. Some Board members inquired about lighting the structure.

Ward asked that each director take the drawing home and think about possible improvements to the structure. Peter was tasked to put some initial financial estimates to the present drawings. Jeff Steel mentioned he would talk with some contacts in the same regard. Discussion of bridge improvements will be continued at the next meeting.

- **Quality of Life Issues.**

Due to time constraints, all Quality of Life issues were tabled to the next meeting.

- Continued light pollution from Lariat Loop partnership home.
- Additional Speed Limit signs.
- Jarski electrical connections remain.

- **2005 Annual Meeting**

- Notice of meeting must be mailed by 6/1.

▪ August 6, 2005: 4 PM beginning with social time to follow.
Ward will draw up the notice in a manner similar to last year, and provide to Mags in time for the notice to be in the mail prior to June 1, 2005.

- Arleth proposal to ask for \$2500 re fish stocking.

There was much discussion of the E-Mail sent to much of the community regarding the stocking of the river. In general, the Board approved of the initiative demonstrated by Matt Arleth. There were questions about whether such an effort ought to be undertaken by an individual or ought to be handled by the Board. In general, the Board was very concerned with an individual undertaking a task such as this and then asking to be re-imbursered by the Board (even for a portion of the cost.) The Board could not agree that stocking the river with fish is an amenity that all community residents would benefit from. Given the current status, the Board could not endorse any budget expense for stocking the river. The Board asked Ward to send a note to Matt.

Addendum: On Monday, May 30 Karl Arleth stopped by the Jackson residence to “lobby” for the community subsidization of the fish stocking plan. He indicated that having the community reimburse those interested parties for initiating the three year re-stocking plan is “only fair”. He indicated that having fish in the river is good for community quality of life and raises all our property values. Ward indicated that, at this time, he was not in favor of community funds being used for the program. He noted that some on the Board had indicated that if the program were to be a POA project, underwritten by the whole POA, then the POA should administer it. Ward indicated he would advocate that the reimbursement proposal be fairly presented to the Annual Meeting in August.

Ward noted that it appeared there were two related issues. One is that the rivers edge is community property and rightfully overseen by the Board on behalf of the community. It would seem appropriate that this private initiative be “run past the Board” before commencing. Ward indicated that some on the Board had questions of liability regarding the effort. The second part of the issue is the financing of the effort. Karl indicated that stocking of the river ought not interfere with any efforts such as road work, new bridge superstructure, or water infrastructure. Ward indicated that he would assure the Board was kept fully informed, and that the issue be on the agenda for the Annual Meeting.

- **Work Issues for summer season:**

- Flush hydrants.

Due to time constraints, only limited discussion was held on this agenda item. Two additional work items were added: Linseed for traffic signs, and inspect water tanks.

- **Other Business:**

- Policy regarding short term rentals.
- No items of other business were discussed.

- **Adjournment**

- Schedule for next meetings (“place holders” only):
 - Thursday, June 9

The Board approved the following dates as “place holders” for future meetings. The next scheduled meeting of the Board will be on June 9, 2005 at 5:30 PM at the Jackson Residence.

- Thursday, June 30.
- Thursday, July 14
- Addtl as required

The meeting was adjourned at 6:53 PM.

Respectfully submitted,

//s// Ward