



Property Owners Association Board of Directors

Meeting, July 28, 2006

A meeting of the Sage Creek Canyon Property Owners Association Board of Directors was held on July 28, 2006 at the Jackson home. All directors were present. The meeting was called to order by Ward Jackson at 5:36 PM.

The notes of that meeting take the form of italicized additions to the meeting agenda and follow.

■ Opening, Agenda Approval

- Additions, corrections, etc.

The agenda was accepted as proposed. The notes from the previous Board meeting were accepted without revision by consensus.

- Presentation of Financial Report.

- Board approval of budget for Annual Meeting..

Mags presented the Board with significant documentation regarding the financial status of the community. The status is good, and all property owners in the community have paid their dues for FY2006. He also presented the proposed budget for the coming year. On a motion from Jeff and seconded by Tom, the budget for the 2006-2007 fiscal year was accepted unanimously by the Board. It will be presented to the community at the Annual Meeting on August 6, 2006.

■ Annual Meeting Matters

- Suggested Agenda

There was discussion of the Annual Meeting and the agenda for that time. It was agreed that the issues below were appropriate for the meeting. Of course, the minutes of the 2005 Annual Meeting need to be approved, and there needs to be an election of Directors. The presenters shown on the agenda will be used, except as noted: Tom will talk about the possible need for a snow fence on the lower loop; Jeff will bring up the issue of safety on community roads; wyj will “back-up” PS regarding the Water Court issues. The entire Water Court decree will be on the web site, and will not be part of the “packet” for the meeting.

- Topics from the Board.
 - “State of the Community” – wyj presenter
 - Construction Regulations and bond
 - Water – pump house, Tom McLelland
 - Water – leaks, security, and policy
 - Water Court – PS presenter.

- ARC Activity – Tom Presenter
- Road Matters – Clark presenter
- SB 100 and SB 89 Update – wyj presenter
- Additional Topics.
 - Snow Fence – lower loop
 - Speed Limit – speed bumps, dips
 - Bridge Improvements – Mags presenter.
- Budget presentation & approval - Mags

■ **ARC Matters:**

○ **Status of Tippin Build.**

- Plan to build in the fall.
- Board needs to sign papers at this meeting.
 - *Forms for Builders Bond to be sent.*

The Board affixed appropriate signatures on the ARC approval for this project. Verbal and E-mail approval have already been provided to Brian Higgins, agent for the Tippins. Copies of the signed documents along with a paper copy of the Construction Regulations and a receipt for those regulations will be forwarded to him this week. Construction is expected to begin as soon as the septic system is designed.

The “historical reference” for the Construction Regulations was created on July 1, but will be updated as the roads have been improved since that time.

○ **Hooks Septic.**

- “Roads Fee” paid.
 - New tanks in.
 - Also need to build new leech field.

This information was accepted by the Board.

○ **Proposed Briggs Construction.**

- Rob Pyzel, Senior Planner, Summit County has notified Board that Mr. Briggs has sought an exemption from the “excluded” status of the lot.
- Mr. Briggs called 7/26 requesting time to meet with the Board.

Wyj indicated that Mr. Pyzel specifically wanted to know if our community could provide fresh water supply and septic to the proposed Briggs building site. Wyj indicated that we could supply fresh water, but that it was the individual homeowner’s responsibility to arrange for individual septic resources. He added that the wetlands on the property may make septic installation a challenge. Later in the week, Mr. Pyzel left a VM indicating that the Summit County Environmental Health Staff has determined that a special above ground septic installation which would need periodic servicing could accommodate the Briggs home needs. That may clear the way for Mr. Briggs to receive an exemption from the county exclusion for his site.

Wyj indicated to Mr. Briggs that he should request a time to present his project to the Board when he has completed his approval work with the county, and when he has fully assembled all the items for the ARC application. He will call wyj back.

■ Water Matters:

○ Couture Water Leak.

- Time Line: Leak Suspected May 15; “In House” testing June 23 – probable leak of 10-15 GPM is likely; professional Leak Detectors June 26 – leak identified as 46 feet from Al’s house in his service line; Snake River due to start work July 5 – stood up; Chris began work July 12 – can’t find service line in 1.5 days; Snowbridge locates line July 18; work completed July 25.
- Water usage: Mid June: approx 25,000 – 30,000 per day. Normal summer usage is 8,000- 12,000.
- “Unofficial” testing when water service line located:
 - Al’s water service “off”:
 - 7:10 PM -15 GPM
 - 7:14 PM - 19 GPM
 - 7:19 Pm - 22 GPM
 - Al’s water service “ON”:
 - 7:00 PM - 24.5 GPM
 - 7:26 PM - 29 GPM
 - 7:29 PM – 29.5 GPM
 - Usage for four days after repair = 17.9 Average.
 - Average usage in days prior to repair = 29 GPM
 - July, 2005 Average = 14 GPM
 - Contractor says our main is “sweating”, but sound.
- Financial:
 - Al worried about costs.
 - Final cost likely \$12,000 – \$14,000.00

The Board determined that it would be improper for the POA to take part in the financial arrangements of the Couture family to pay the obligations associated with the repair of the water leak in their water service line. It was observed that Mr. Couture had expressed a number of times that he was not satisfied with how the project was handled. He also attempted to have the contractor cut corners to make the project less expensive. Mags will forward the bills to Mr. Couture when they are received.

■ Old Business

○ Bridge:

- Mike to have suggested design.
 - Ed apparently still favors a “larger” design.

There was lengthy discussion of the bridge design recently received from Jon Gunson. The Board was disappointed in its lack of detail, and the fact that the key items of importance expressed by the Board were not included in the design. Mr. Gunson did not offset the sides of the bridge and they are still susceptible to being hit. The railings at the entrance are “squared off” and still very vulnerable. Also, there was no alternate design for a non-covered bridge. The Board noted that the covered design has had no engineering studies conducted, and lateral loads are of concern.

The Board is very concerned with cost issues, but no “price tag” was associated with the Gunson design. There were these “ingredients” to the design: scissor truss design; a shake roof; partial roof over deck . The Board talked of these concerns: there is no “flare” to the sides of the design; There are no sides to the covered design; No lateral load studies have been conducted; The railings are not offset from the sides.

The Board wonders if the concrete deck ought to be widened to accommodate a safe design. The Board was also concerned about easy and safe fire department access. The Board voted to attempt to get a “sense of the community” at the Annual Meeting. Thereafter, at least two members of the Board will meet with Ed McVaney to “lay our cards on the table” and try to move forward with new design and construction that is satisfactory to all parties.

○ **Road Matters:**

- Work looks good.
- No significant base upgrade to “curves”.
 - Bob wanted to really pack good deal of road base there and test this year.
 - If not satisfactory, build new base next year.

The Board received this information.

○ **ComCast Construction.**

- Ward talked to them. Still planning to run line. Exactly where and when is question.
- Any plan should provide service location for Steele’s.

The Board received this information.

○ **Spur Circle.**

- Road Base applied.
- Survey done – interpret results?.

The survey results indicated that, obviously, there is no “circle” at Spur Circle. Like many other places in the community, there are places where homeowner’s property appears to be in the right of way for the road, and conversely, the roads seem to be on homeowner’s property. That being stated, it is clear that the community roadway is the area Mags had asked to be resurfaced. On a motion from wyj and seconded by Jeff, the Board approved community payment for the resurfacing of that small section of Spur Circle. Mags abstained from the discussion and vote inasmuch as there is a possible conflict of interest with personal finances related to this issue.

■ **Other Business:**

- SB100 documents will be handled later in the year.
 - Overview for Annual Meeting.

Clear written policies for this community will be consolidated into an umbrella document that conforms to Colorado Law when the state legislature stops adjusting and changing those regulations. The Annual Meeting will be informed of this status.

- Speed limit signs are in.
 - One planted.

- Two need to be.
 - PS has day laborers who can plant.
 - Locations?

Mags will provide day laborers to “plant” the new signs. One will be located on the upper loop and one on the lower loop – both in rather straight stretches so that both sides of the signs can be visible.

■ **Adjournment and Next Meeting**

- Suggest one August meeting to accommodate Mr. Briggs.

No specific date for a meeting was set, pending a request from Mr. Briggs. [Jeff will be OOT 8/8-17; Mags 8/8-17; Tom and Ward are flexible.]