

Feb 26, 2011 Board Mtg of Pole Creek Meadows Owners Assn.

Attendees: Terry Blum, Bill Quinlan, Jim Scott, Allen Peterson, Wade Sutton, Don Dew
Called to order 4:10 PM.

School situation report by Jim Scott.

- 1) May impact property values due to closure of schools in WP, if Fraser and Grand Lake schools close.
- 2) There may be a 1% increase in sales tax in the East Grand School district.

OLD BUSINESS

- Roads; same status: waiting to see what's happened with Winter Park Ranch Road district vote to authorize a special road taxation district.

A tax district is advantageous for financing. These taxes would be a tax deduction, as HOA dues are not tax deductible. The expense for a 2" layer of asphalt would be about \$400,000. Some areas of the road would need to be repaired prior to this, which would cost about \$50,000.

- Water: Court case is completed. Due diligence approved. Discussed notifying owners on Realtor purchase reports of record of reporting water.

- DRC: One application in process. Hammond & Glancy agreed to remove their chain link fences. Thorsen house completion letter may have been previously sent. Secretary will research letter existence. President Blum will contact DRC to request Thorsen house status and prior approvals.

- Forestry: 176 piles, 39 open space. 22% not burned. Down to hard core resistors on slash pile burning. A reading of the R&Rs showed that piles must be burned 18 months from the date that the branches were cut off the trees. Jehn, Gould, Tabor, Feek, Volk, Morrow (Cary), Dave Peterson, Coleman, Irving are all in violation the R&Rs with respect the burn deadlines. They have all been contacted by Forestry Comm. Peterson, Tabor, have responded with promised dates. Bilevicious has committed to clean up his clear cut property by the first of July 2011, fixing ruts and distributed slash. The Board has required him to plant seedlings to mitigate the clear cutting and wind throw harm to neighboring properties.

- Motion passed to proceed with legal action against Ms. Cupit for failure to remove ladder limbs and slash.

AI Secr - will contact Newton to proceed.

- Steve Morrow has taken out dead trees and removed/burned slash. He is in compliance if the slash is actually burned/removed.

- Cary Morrow has 2 piles on his house that he said he forgot to burn.

-Trailer RV calls by President Blum (Hammond(trailer), Christensen(RV), Jehn(trailer), Eicheler.

AI President - call to Eichler on trailer.

AI Secr: Letter to Jehn on trailer.

NEW BUSINESS

- Board approved same officers as in 2010.

- BOD size - Discussed increasing board size and process for putting candidates on the published ballot. Bylaws define that process.

- PCMOA web site migration - Discussed advantages and pros & cons. President Blum proposed

requesting a formal proposal via Board minutes on website. Motion approves unanimously.
(Proposal attached, see end of these minutes)

Next meeting - Motion passed to move next meeting to June 18th 2011.
AI Secr - get confirmation from church on next mtg.

Motion to Adjourn passed. Mtg adjourned at 5:47.

11/18/10 email to Board from Quinlan Computing Services:

Dear PCMOA Board,

During our most recent meeting, introduced a proposal to migrate the existing HOA website to Google Sites, and create a Google Apps account for the HOA. This has a number of advantages:

Pros:

- 1) Cost Savings: The HOA pays \$101.88 per year to NetPivotal to host our website. Hosting on Google Sites would be free. The Google Apps account is also free.
- 2) DIY capabilities: The website could be managed in a collaborative fashion, with the Google Apps account holders of Pres., Secr., VP, Treasurer, and BoardMember1, as well as DrcChair, DrcMember1 & DrcMember2, and ForestryChair all being able to access and contribute to their portions of the website, eliminating the website manager bottleneck. Account holders could also collaborate on documents authored in The Cloud.
- 3) Simpler website authoring: The Google Sites is "What You See Is What You Get" (WYSIWYG). So you just type in changes and see the results instantly. It is relatively easy to use for the novice.
- 4) Control: All changes are recorded and may be backed out. The Google Apps administrator can have power to set up new accounts, reset passwords, back out changes to the website. So the user (and HOA) are protected from himself.
- 5) Centralized email: All the officers and HOA committee members would have a Gmail account (e.g. pres.pcmoa@gmail.com) that they could access from anywhere. Mail could be forwarded, however it would be best to keep all the email on the HOA account for tracking and record keeping purposes.
- 6) Continuity: When volunteers change, the email history continues to the new Board member/volunteer.
- 7) Advertising revenue: We could collect \$\$\$ from advertising placed on the sidebar of our site.
- 8) Centralized Member Data: Names, addresses, phone and email would be available as a shared, single source list available to all the HOA officers for use in their volunteer duties. No more keeping numerous separate lists of member information. (The contact list would still need to be kept private as the HOA has a policy of not sharing member contact data. One goal of this is to prevent spamming by marketers.)
- 9) Member blogging: It would be simple to set up a web log (blog) where members could post bouquets and brickbats, or debate and discuss. Perhaps we would actually hear from the appreciative Silent Majority
- 10) Automated data Collection: Water reports could be submitted via forms and the annual water reports could be built automatically for distribution to the State Engineer at the Division of Water and the local Water Commissioner.

Cons:

- 1) Multiple email accounts: I envisage some members resisting the need to logon to a different web email tool for HOA work. One could sell this separation as a benefit to the user, since HOA business is all in one place, and not comingled with their personal mail account. They also never get more HOA mail once their tenure is up.

I have significant experience in setting this up as I use it for my business.

I would propose to set up items 1-8 and transfer the domain name www.polecreekmeadows.com (we are really a .org, but many could not find us if we used that name) to point to the new Google Sites website. I think item 9 should be simple but I have not done it. Item 10 might be a bit more complex, but it makes the Water Committee person's job (mine) MUCH easier. I have looked into this and it is doable.

I would propose completing items 1-8 for \$350. It is likely that my time invested would exceed this sum at my published rate. I see a market for this type of activity, however, so it could be a win-win.

I would be happy to chat more about this proposal, and answer any questions that you have.

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Bill Quinlan

Quinlan Computing Services

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