

Sept 21, 2013 Board meeting

Attendees: W. Quinlan, J. Scott, T. Blum, A.K. Peterson (4:30PM), David Peterson (5:08PM).

Call to order at 4:30.

DRC: Letter to M. Fuksa regarding trailer overstay and permanent fire pit.

Letter to Hanna on large unapproved fire at residence. Sheriff was called.

Water: Payment this year is ~\$4300. Each year is a minimum 5% increase. There is no upper limit on what Wolford Reservoir can charge. We discussed the inequity of how older subdivisions do not have to pay for the water that they use. The conclusion was that it would be too expensive to try to modify the water plan and reduce or eliminate the Wolford contract. The best case to to transfer the water expense to a property tax item.

Roads: Final update was posted. Owners made positive comments thanking the Road Committee for their good work. Updates were posted on the HOA Forum.

Speed Limit postings in the subdivision have been made at 30 MPH.

Discussions were had on the junk housing and trucks, at the west end of CR5.

Headwaters Trail Alliance: There is no written agreement in place on the usage and liability responsibility of the HOA for claims by users of the trail. The creation of the agreement is in process and should be in place this year, but the Board is concerned that the process is too slow and the HOA is exposed. Grand County supposedly provides liability coverage for the trail, according to Mara McKnight, the HTA Executive director. Dave Peterson push HTA to expedite the process, but if there is no agreement by November, the Board will seriously consider closing the trail to protect the Association from insurance claims.

Solar Panels for powering entry sign: D. Peterson is getting a bid on putting in solar panels to provide power to the night light for the sign. Estimate will be available by the Nov meeting.

Forestry: Weed killer applied and is effective in eliminating weeds in the pond, which eliminates the risk of plugging the siphon inlets for the fire pond. Murtaugh agreement on removal of 250 dead trees per year has slight administration problems. Board offered some solutions to Forestry. Forestry will pursue solution with owner & contractor.

1-10 Zimmerman, 1-27 Petroulakis, 1-40 Castor lots are out of compliance.

Petroulakis did not complete the required work on his 5th-10th trip of Sep. He completed 20% of the work.

Motion made to require a plan from Petroulakis for completion of the work by November 1, with completion of the work by Sept 1, 2014, promising legal action in the case of not meeting this request. Motion passed. Secretary to write letter. Castor is not answering letters and phone calls except for 1 discussion by phone with Forestry. Same motion made and passed for Castor.

Board accepts Zimmerman lawyer's proposal to settle the case by limbing all trees to 8'. No more legal expense will be incurred and each party will pay their own legal expenses. Secretary to notify Zimmerman's lawyer of Board's decision.

Foster agreed to ladder limb up to 8'. This may take up to 2 years. The Board approved.

Dues Arrears: Mrs. Vair promised to send a check for dues arrears by next Sept 27 Friday. Motion made and passed that if the check is not received by Sept 27, the Board authorizes Terry Blum to engage legal action to pursue collection.

Discussion: Topic of ladder limbing of expensive ornamental planted trees was discussed. No consensus reached. Topic will be continued later.

Motion made and passed to approve the use of the CCIOA unpaid dues and assessments collection process.

Reinvestment of CD's discussed.

Excess income resolution need discussed, so as to preserve HOA's non-profit tax status, as recommended by the Accountant.

Need to confirm Church as location of annual meeting. Backup is Library.
Secretary shall do so.

Adjourned at 6:23PM.

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On behalf of the Board of Directors of the Pole Creek Meadows Owners Association
William Quinlan, Secretary