

Minutes

SMPOA Annual Members Meeting, 16 Nov 2023, 7:00pm

Smith's at 12085 Sylvan Meadows Dr
Colorado Springs, CO 80908

1. Welcome and opening remarks:
 - a. Joe Arbuckle welcomed all attendees to the meeting and thanked the Board for their dedication and time-consuming work over the past year.
 - b. Thanks to Steve and Anita Smith for providing the location for our meeting and thanks to Ron Oholendt for bringing the chairs and tables.

2. Secretary report: Submitted by Christie Knoll.
 - a. Quorum count: There were not enough attendees present either in person or by proxy, to meet the twenty-nine required to make formal decisions at the meeting.
 - b. Approval of previous minutes: no one had additions or corrections to last year's minutes.
 - c. Well water usage report status: Christie reported on well usage reports due 31 Oct and we discussed the State requirement for this report based on our POA Water Augmentation Plan. Those delinquent in reporting will be contacted. Thanks to all who were on time.

3. Treasurer summary report and approval of proposed CY 2024 budget: Eric Corley presented a detailed report on our finances and fielded questions from members. He continues to do an excellent job keeping track of our funds. We are in sound financial condition with reserve money to cover increasing Water Augmentation requirements in the long term. Whit Otis suggested looking at moving money from our money market accounts into CDs where higher interest is paid. **Action:** Eric will look at that in view of the possible fence replacement costs.

Our POA wood fence is deteriorating which will be a major expense to replace. The estimate is approximately \$30k-\$35k. It was agreed to survey POA members next year to determine if replacing the fence or continuing to repair it is preferred. **Action:** board

4. ACC report: Lance Bartling reported things are going well with the ACC and he thanked the three other members of the ACC for their support (Tina Parry, Jason Reeser, and Steve Smith). Lance asked that members give the ACC time to review requests in accordance with our covenants. Thanks to the ACC's members for their responsive work and dedication.

5. Forestry report:
 - a. Status of remediation/mitigation: we are making good progress on this never-ending action, thanks to all for all the work done this year.
 - b. Tree inspection: We again had the CSU forestry team inspect our trees and several were found with beetle issues. We will again request an inspection during the spring of 2024.

6. Old business:
 - a. Water augmentation in Black Forest Creek and water deed actions: Thanks to Eric and Art Sintas for meeting our legal requirement again this year to dump a designated amount of water into the designated drainage ditch per our augmentation plan.

(1) Ensure well permits are registered in your name: Everyone was reminded to check with the County to learn if their well permits are in their names. If not, the County has a simple procedure to make the change.

(2) Water rights in Denver aquifer: Anyone who wants to get water rights in the Denver acquire may do so by working with the State Water Engineer's Office. It costs \$100-200 and takes several months but it provides insurance in case a problem with the Dawson aquifer ever happens and residents must drill deeper into the Denver aquifer.

b. Picnic: for the first time in several years no one volunteered to host the annual picnic. We are looking for someone who would like to host the picnic next year since these events are a great way to become more acquainted with neighbors.

7. New Business:

a. Use of our group email site: The board uses the site to put out official SMPOA information and residents can also use it to share important information that is of interest to everyone.

b. Neighbor issues and Board role: The Board reiterated its role by first saying it is the Board's job to enforce our covenants fairly and consistently. In doing that the Board takes a friendly low key approach with enforcement. The preference is for neighbors to settle any dispute that arises between them before coming to the Board. If that does not work, then the Board will respond appropriately to covenant complaints using good judgment and fairness.

c. Internet and phone service discussion: Mt. View Electric did not meet their 2024 plan for service in our area and is now saying it would be available by the Spring of 2025.

d. Status of land sale west of Goodson Rd: One 35 acre lot next to Smiths lot is being sub-divided into three 5-acre parcels with the lot owner keeping the remainder acreage. He will be required by the State to provide an approved water augmentation plan for all parcels on his 35 acres.

e. Good of the order:

(1.) Some complained about our mail deliveries going to the wrong person and missing mail. **Action:** the board will contact our postal office and make them aware of the problem.

(2.) There was a complaint about the pot holes at the entrance of Sylvan Meadows and Ayer Rd. It was pointed out that the County has a website to report road holes and the more people who take that action, the better chance the County will respond. **Action:** the board will also contact the County roads department and request assistance.

8. Board membership and elections: The current board will remain in office with the possibility of one or two ending their terms early if a POA member wants to volunteer to serve on the board.

9. Meeting adjourned at 755 pm.

Joe Arbuckle, SMPOA President

Christie M. Knoll, SMPOA Secretary