

Minutes
SMPOA Annual Members Meeting, 5 Dec 24, 7:00pm
12085 Sylvan Meadows Drive, 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 Matt and Deb Gerace 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. Thanks to all who were on time with their well reports.

3. Treasurer summary report and approval of proposed CY 2025 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. Rob Flanegin volunteered to identify our annual water augmentation costs over the next 10+ years and provide the results to the board.

a. We discussed the possibility of reducing or suspending our 2025 dues which would require a special vote with the majority of members agreeing. The consensus was to not change the dues leaving them at the \$250 amount found in our covenants.

4. ACC report: Lance Bartling reported things are going well with the ACC and he thanked the two other members of the ACC for their support (Tina Parry and Jason Reeser). 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 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 2025. The team cannot inspect every tree in our development and it remains a lot owner's responsibility to identify and remove infected trees according to the instructions we provide.

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 stipulated amount of water into the designated drainage ditch per our augmentation plan.

b. 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.

c. 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.

d. Picnic: Thanks to Bill and Jeanne Morris for hosting our annual picnic. Attendance was high and it was a fun time with delicious food. The board is 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 and socialize.

e. Next year we will again have a dumpster in both the spring and fall.

f. Speeding continues to be a problem on our streets where the limit is 30 mph. All residents are reminded to observe the speed limits and insure their guest do the same.

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. When responding, please do not use "reply to all" unless the intent is for all members to see the response.

b. Neighbor issues and Board role: 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. Some residents reported the dates provided to install the service have been postponed causing further delay.

d. Security and neighborhood watch: There have been 2-3 incidents where someone rummaged through unlocked vehicles parked outside homes. Additionally, recently someone opened several mailboxes in our development. Protective actions were discussed: keep vehicles and home doors locked; install outside security cameras; notify your neighbors when you are going to be gone so they can watch your property; and finally use the postal service free option to inform you daily via email of that mail you will receive.

e. The increasing property tax and home insurance costs were discussed-no solution.

f. We discussed the possibility of having our annual POA meeting combined with the fall picnic. The consensus was that mixing the business of the meeting with the picnic would dampen the free flowing fun of the picnic; additionally it would not work well with kids attending. Finally, our covenants state the annual meeting is to be in the fall so that finances from the previous year and the proposed budget for the next year can be viewed with the history of the previous months included.

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. The pay and benefits are good.

9. Meeting adjourned at 7:55 pm.



Joe Arbuckle, SMPOA President