

Minutes
SMPOA Annual Members Meeting, 4 Dec 25, 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 Bob and Kathy Musgrove for providing the location for our meeting and thanks to Ron Ohlendt for bringing the chairs and tables.

2. Secretary report:

- a. Quorum count: There were not enough lot owners present either in person or by proxy, to meet the 29 required to make formal decisions at the meeting.
- b. Approval of previous minutes: there were no additions or corrections to last year's minutes.
- c. Well water usage report status: Well usage reports were due 31 Oct to Christie and we discussed the State requirement for this report based on our POA Water Augmentation Plan. There are currently 10 residents late on submitting their reports; please get them to Christie ASAP so they can be submitted to the State. Thanks to all who were on time with their well reports.

3. Treasurer summary report and approval of proposed CY 2026 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 and investments. We are in sound financial condition as an Association.

4. ACC report: Lance Bartling reported things are going well with the ACC and he thanked the other members of the ACC for their support. He also thanked association members for being patient when requesting ACC action on their requests to allow time to coordinate and review required actions. The Board and members present thanked 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 infestation. We will again request an inspection during the spring of 2026. 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 Ron Ohlendt 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. We discussed the detailed analysis Rob Flanegin conducted of our augmentation plan to identify where we stand financially to meet our plan requirements. Per State law, our plan extends for 300 years and we are in the 26th year. The Board decided it would be fiduciary responsible for us to project 25 years into the future to determine if our financial situation is adequate to meet the increasing costs; based on Rob's work and Eric's financial review, we concluded we are on sound footing. Rob recommended and the Board concurred that we will talk to State water representatives and others to determine if there is an alternate way we can

meet our augmentation requirements vs the costly and illogical way it currently stipulates. Thanks to Rob for his research and analysis on this important topic.

c. Picnic: Thanks to Jason and Lynn Reeser, plus Steve and Barbara Fleet for hosting our annual picnic. Attendance was high, it was a fun time and the food truck provided a wide variety of delicious food. It was augmented by side dishes brought by everyone. 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.

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

e. 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 ensure their guests do the same.

f. 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.

g. 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.

h. Security and neighborhood watch: there were no reported incidents of crime this past year but residents are encouraged to install security cameras outside and remain vigilant.

i. The increasing property tax, home insurance, and MVE electric costs were discussed. Some insurance companies are cancelling certain homeowner's insurance based on fire considerations with a new requirement surfacing to keep combustible material at least 5-6 feet from homes.

7. New Business: No new business was discussed.

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 7:45 pm.

Joe Arbuckle,
SMPOA President