

SME2 HOA Annual Board Meeting

January 13, 2024

Meeting was called to order at 11:08am.

Parties attending—18. Properties represented--24. A quorum (min 14) was reached.

The 2023 annual meeting minutes were approved.

FINANCIAL BUSINESS:

Jason Gingerich (Treasurer) was snowed in in Winter Park. Jeff McCann (President) reviewed the financials in the meeting and the 2023 financials were approved.

OLD BUSINESS:

President Jeff McCann went over our water-related items. Water decree was brought up with how it's related to the HOA and whether it is ending in 2025. Jeff emailed Dept of Water Resources to get more information. Water usage for the community is now being reported electronically through the CO Water website. We will continue to report our water usage annually. This is important to document for our water rights. Missing a few meter readings. Suggestion to possibly add a fine for non-reporting in the future. Water usage showing as slightly lower in 2023 (2.03 million gallons) than 2022 (2.3 million gallons).

Ed Garner discussed Firewise info. Just shy of 842 cubic yards of debris were removed. Almost \$81k invested by community in Firewise items. Breakdown was approx. \$52k home improvements. \$18,200 in landscaping improvements. \$950 in mitigation contractors. \$250 in the chipper. \$9000 for misc equipment (mowers, chainsaws, etc). June 10 was chipping day with 10 homes participating. 88 yards of chipping debris removed. Sept 18 slash pickup had 19 homes participating with 311.15 cubic yards removed. 282cy removed at homeowner's expense (trash pickup, picking up pine needles, etc). Approx 900 hours in contribution hours in the community. One new property totally mitigated in SME1. Firewise certificate was still in works at time of meeting. In 2023, a new requirement of a risk assessment was required to check for gutter debris, tree limbs near homes, etc. Risk assessment was rejected 7 times so far and Ed will continue to work on it. Suggestion by Karl Roscoe to put onus on homeowners to ease the burden on Ed. This will possibly be considered in the future.

Chipping to be done in the first Saturday of June this year. Slash pickup this year will be third week of September.

The proposed parking lot on Hwy 105 was deemed "no news is good news" and nothing is expected on that going forward. Members will continue to collectively monitor any future discussions.

Question was asked about possible future fiber internet coming to the area. Nobody has heard anything to report as yet.

NEW BUSINESS:

President position term for Jeff McCann has come to an end. Thank you, Jeff, for your time and efforts! Asked for volunteers with no takers either in person or through the email inquiries to residents. Suggestion to appoint someone was noted by Reta Adams.

Homeowners agreed unanimously to not do a dumpster in 2024 as it didn't bring about any improved appearance to the neighborhood.

OPEN FORUM:

Suggestion made again to add a fine for non-reporting of water data in the future.

Architectural Committee had one request for the year, which was made by the Roscoes for building a pavilion/gazebo. They generously offered up the pavilion on their property for the community picnic. ACC members are Mike, Doug and Chris.

Election of new board members needs to be addressed.

Suggestion for a review of our community's liability insurance. Cap of 10% per year for dues increase. May consider in the future to cover increasing costs.

Meeting adjourned at 11:51am