

SME2 HOA Annual Board Meeting

January 14, 2023

Meeting was called to order at 10:10.

Twenty-four properties were represented. A quorum was reached.

First order of business – 2022 annual meeting minutes were approved.

Financial Business:

Treasurer Jason Gingerich went over the 2022 treasury report. We went slightly over the budget last year due to the increase in our neighborhood participation in slash. We budgeted \$1425.00 and spent \$2375.00. Three homes from section 1 participated so we were reimbursed \$330.00. Chipping costs are determined by the hour, while slash is by the truck load. We need to discuss some ways to cover costs for mitigation in the future. The Board will roll over our CD balance along with our savings account balance to a new CD which will earn approximately 3-4% interest. This will increase our annual income by approximately \$500 a year. We did increase the slash budget to \$2200 next year. We also donated \$200 to Scott Bryan's legal fund to fight the Hwy 105 parking lot proposal. Except for the increase in the slash budget everything else in the 2023 proposed budget will remain the same. The budget for 2023 was approved unanimously.

Old Business:

President Jeff McCann went over our water usage report. We had approximately 40,000 gallons less in water usage. All but 3 properties turned in their water usage. One member thinks our water decree expires in 2025. We will need to do some research in what is required of us as an HOA in reporting water usage after 2025. The question was asked "Why do we need to report our water usage?" The state of Colorado wants to make sure we are not selling our water rights. There is no evidence that the State of Colorado will take our water rights away.

Ed Garner, head of our Firewise Committee, reported that 20 homes participated in slash pick-up in September and 8 homes participated in chipping in June. There were 2,070 cubic yards of vegetation removed. Also, Douglas County offered several fire mitigation workshops offered and Ed attended the Colorado Emergency conference. Ed is working with Douglas County to arrange an emergency evacuation exercise for SME in 2025 and also working to get a third exit out of our neighborhood for emergencies besides through Yarnell to Hwy 105 and Spruce Mountain Ranch. Ed is also working through the process to get our neighborhood recertified as a Firewise community. To aid in the certifying process, it would be helpful for all those who participate in slash and chipping to keep track of the hours spent mitigating. Ed will let us know

how to get that information to him. Due to the high cost of slash, do we need to increase the cost to section 1 for slash pick-up? We do not want to discourage fire mitigation because it benefits our whole community. We are in a high hazard fire risk area. Right now, Douglas County is focusing on Woodmoor Mountain and the Open Space perimeter. There are tax write-offs available of \$2,500 but only after spending \$5,000. After much discussion, there was an agreement that raising the cost in section 1 from \$110 to \$150 seemed reasonable. We will re-evaluate next year to see if going over the budget is a recurring problem to be addressed further. The chipping date for 2023 is June 3. Slash pick-up will be the third week in September.

The Hwy 105 parking lot update was addressed by Secretary/VP Vicki Kupko. Douglas County has a new director, Dan Dertz, and so far there has been no new attempt to bring up the parking lot on Hwy 105. It has been shelved indefinitely for now.

Vicki Kupko has fulfilled her term. Jeff McCann thanked Vicki for her service to the community. The floor was then opened for nominations. Greg Nykiel nominated Andy Schmidt for the position. Motion was made to approve. Members approved. Welcome to the Board, Andy!

Open Forum:

Rick Munoz asked if we will be providing a dumpster for the neighborhood like we have done in the past. The Board unanimously agreed not to do the dumpster in 2023 since we had gone over the budget this past year. Most members seemed to agree that the dumpster did not make a noticeable impact on the appearance of the neighborhood and might not be the best use of our community funds. We will address the possibility of providing one next year based on need and budget. Rebecca Kline asked where she was able to see the minutes after our meeting since she was not at the meeting last year. It is posted on our website, www.sprucemountainstates.net along with the treasury report and budget and pertinent dates.

Meeting adjourned at 11:10am.