

SME2 HOA Annual Board Meeting

January 22, 2022

Meeting was called to order at 10:15am.

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

The 2021 annual meeting minutes were approved.

FINANCIAL BUSINESS:

Treasurer Margie Munoz went over the 2021 expenditures and the 2022 Budget. Members approved keeping Qdoba in our budget for the annual firewise picnic this year. Members supported the idea of using a roll off dumpster in 2022. Approximately \$550 will be added to the budget. A motion was passed to approve the budget. Approved.

OLD BUSINESS:

President Jeff McCann went over our water usage report. There is a new and improved way to report water usage digitally. We will continue to report our water usage annually. This is important to document for our water rights. All but one lot reported. There was no significant difference from 2020 water usage. The total used was 7.26 acre ft. Juliana Gingerich asked if any other neighbors was experiencing sand and dirt in their water. The Kupkos have experienced some but no one else had.

Greg Nykiel from our Firewise committee reported 15 homes participated in slashing for a cost of \$1425 and 5 homes participated in chipping for a cost of \$275. SME qualified as a certified Firewise Community. Greg Nykiel has retired as the committee chairman. Thank you Greg for your hard work in making us a Firewise Community. Ed Garner is now Chairing the committee. Dates to remember: Chipping will be June 18th and our slash week is tentatively Sept. 19-23. Ed Garner reminded us that due to drought conditions this year, we will be at a extremely high fire risk. It's important to get rid of ladder fuels, trim down native grasses and keep a 30-50 feet clearance around your house. There is a tax incentive sponsored by the state of Colorado where you can claim one half of your cost (up to \$2500) for fire mitigation. Ed will send out guidelines for slash and chipping.

Rick Munoz gave us an update on maintenance on Yarnell. Douglas County will be coming back in 2022 to put in a 2" overlay of asphalt throughout our whole neighborhood not just Yarnell.

NEW BUSINESS:

The architectural committee chairman Mike Maloney reported a few new fences and a new detached garage was all that was done this year.

Vicki Kupko presented an update on the progress of the proposed Open Space parking lot off of Hwy 105. The plans have been put on hold due to the huge push back from the neighboring ranches and SME. We can thank Scott Bryan for organizing the resistance to this parking lot. He has retained a lawyer since last April accessing fees of \$5130.00. Scott Bryan is asking for contributions to help defer some of these costs. Chris Kupko moved that our HOA consider a donation to help with costs. Motion was seconded. Karl Roscoe suggested a donation of \$500-\$1000. A motion was made to consider sending a \$1000 donation. The members voted on this motion. There was 17 yes votes, 6 no votes and 5 abstained. Motion was approved. Cheryl Mathews has recently retired from her position at Douglas County Open Space. A new replacement TBD.

Margie Munoz has fulfilled her 3 year term as Treasurer. We thank Margie for her time and commitment to our community. Chris Kupko nominated Jason Gingerich to replace Margie. Joe Adams seconded the motion. Members approved. Welcome Jason.

OPEN FORUM :

Chris Toomes asked if it was OK to feed the wildlife in our community specifically deer, etc. It is illegal to feed the wildlife. It is OK to leave out water but no food please.

Chris Toomes asked if there were any restrictions in our covenants on the number of dogs allowed on a property? There are restrictions on dog enclosures and types of dogs but none on the number of dogs.

Juliana Gingerich asked if goats or chickens were allowed? According to our covenants livestock are not permitted which include goats and chickens.

Karl Roscoe brought up that our current covenants are 12 years old and may not be representative of the people who currently live in our neighborhood. Maybe we should consider going over our covenants and make some changes. The Board responded that it would take 65% of our community to approve any changes. If anyone is interested in going forward with making these changes, please contact the Board. We would be open to forming a committee to get the ball rolling. Meeting adjourned at 11:37am.