

The annual meeting of the members of the High Park Road Association was held at the Cedaredge offices of Brown, Schottelkotte and Tweedell on August 28, 2004. This meeting was rescheduled from July 22, 2004 due to lack of a quorum.

The meeting was called to order by Jim Brown.

In attendance: Gary Fischer (by phone)

Daniel Gates

Edward Hice

Bruce and Tanya Marvin

Ed Seubert (Cedaredge Park Development Co. Ltd.)

Michael and Shirley Zubowicz

Jim Brown (attorney)

Represented by Proxy:

John and Sarah Shireman (Proxy to Edward Hice)

Minrec, Inc. (Proxy to Edward Hice)

Robert and Diane Foster (Proxy to Edward Hice)

Dispensed with reading of the minutes from the last meeting.

Board of Director member elections were held for all positions. The following individuals volunteered for board positions and were elected by acclamation:

Gary Fischer (president – 3 year term)

Ed Seubert (vice president – 2 year term)

Bruce Marvin (secretary-treasurer – 1 year term)

Bruce Marvin presented the attached report regarding costs proposed by Richard Belden for completion/maintenance of the road.

Jim Brown advised that the law would support the concept that developers have an obligation to provide completed roadways. However, there are no documents or agreements that specify what a completed roadway for this development would consist of. Legally, the road belongs to the Road Association. Therefore, it is up to the Road Association to determine how to proceed.

Ed Seubert and Gary Fischer agreed that the road was not completed and that the developers have an obligation to complete the road. However, the Fischer/Frey partners do not currently have the means to contribute their portion of the cost.

There was discussion regarding the division of costs between roadway completion and maintenance. There was a general consensus that, even though the road has not been completed, there has been some degradation caused by use and therefore, there should be some contribution by the Road Association for maintenance.

Motion by Ed Hice to authorize the Board of Directors to levy an assessment up to \$125/unit to pay the following costs:

1. Attorneys fees/administrative costs
2. Reworking finished road
3. Clean cattle guard
4. Repair culvert on easement # 9
5. Grade main road from start to high park lodge

Second by Dan Gates. Motion carried.

There was discussion regarding the need to move the gate further up the road to provide protection for it. Ed Seubert and Gary Fischer agreed that the developers would pay to have the gate moved.

There was discussion regarding posting a 15 mile per hour speed limit.

There was discussion regarding asking the owner of the hunting lodge to contribute additional funds to road maintenance because of greater traffic during hunting season.

Motion by Ed Hice to adjourn. Second by Dan Gates. Motion carried.

Submitted by:



Bruce Marvin
Secretary/Treasurer
High Park Road Association

REPORT TO HIGH PARK ROAD ASSOCIATION REGARDING ROAD COMPLETION/MAINTENANCE COSTS

Thursday, August 26, 2004 I went over the road with Richard Beldon. Only about 5% of the road has been completed. The rest is in fairly poor condition and much of it has degraded to the point that it has to be resurfaced from scratch.

Of the 1.6 miles of the main road crossing the Cedaredge Park Property, about 49 percent of it needs the subbase replaced as well as the finish gravel.

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46%

3.5 MI

54%

Of the 1.9 miles of the main road crossing the Fischer/Frey Property, about 70 percent of it needs complete resurfacing.

What Richard referred to as easement No. 9 which provides access to lots on both the Fischer/Frey Property and the Cedaredge Park Property is about 0.9 miles long and only needs finish gravel.

Following is a cost itemization from Richard for various work items:

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|---|--------------|--------|
| 1. Cost of reworking finished road | \$ 600.00 | ← HPRA |
| 2. Cost of subbase gravel & finish gravel (Cedaredge Park Development portion of road): | | |
| A. Cost of subbase gravel & repair | \$ 14,415.00 | |
| B. Cost of finish gravel (3/4 RB) | \$ 26,880.00 | |
| 3. Cost of subbase gravel & finish gravel (Fischer & Frey portion of road) | | |
| A. cost of subbase gravel & repair | \$ 23,250.00 | |
| B. cost of finish gravel (3/4 RB.) | \$ 28,490.00 | |
| 4. Cost of fine gravel easement # 9 | \$ 16,755.00 | |
| 5. Cost to clean cattle guard | \$ 380.00 | ← HPRA |
| 6. Cost to repair culvert on easement # 9 | \$ 720.00 | ← HPRA |
| 7. Cost to grade main road from start to high park lodge | \$ 3,950.00 | ← HPRA |

60'