

HPRA Member Meeting Minutes

August 19 2023 10:10 am Cedaredge Lion's Club Pavillion, Cedaredge Town Park

Abram Acton called the meeting to order at 10:10 am, quorum confirmed.

In attendance: 33

Abram Acton (President) - 1
Aaron Aneloski - 1
Allen Abeyta - 2
Karla Barber - 2
Mark Dykes - 2 ½
Eric Larson - ½
Robert Foster - 1
Amy Fox - 1
Stephen & Ramona Goff - 1
Gary Hutson (Board Member) and Patty Hutson - 1
Mike Kuene (Board Member) – 3
Rick & Claudia Lopez - 1
Richard Neier (Board Member) – 9
Mark & Lindsey Nelson - 1
Douglas Olson - 1
Luke Rose - 1
Robert & Marilyn Smith - 1
Jim Smith & Susan Wyndham - 1
Reese and Julie Wagner (Secretary) - 1
Stanley & Vickie Wolfe - 1
Jeffrey & Stephanie Wyatt - 1

Represented by Proxy: 1

Burke & Margaret Stoops (Amy Fox) - 1

34 of 51 lots represented (66%)

Quorum = 25%

Introduction of Members. Abram Acton introduced himself as the HPRA President and encouraged the members present to introduce themselves as well.

Abram continued with his discussion by explaining that he wants to focus on positivity within our community. He shared an article focusing on the homeless and violent crime statistics in LA and San Francisco. These situations are causing businesses and residents to flee. We are insulated from most of these problems. However it is important for us to work together. Watching patterns in nature: Chaos leads to order and vice versa. When we come across chaos in our neighborhood we need to agree to disagree,

In other words, when chaos happens we need to accept it and then work towards order. Abe and the current board have been in place for 6 years. We have seen fiber optics, drug bust, covid, suicide, possible murder, 135 acre fire, drought years, record snowfall, gate has been hit repeatedly, "road rake" was built and implemented. Aaron Wagner caught a smoldering lightning strike, there were marriages and babies born.

Abe also wanted to thank many members for their contribution: Steve Goff, Doug Olson, Luke Rose, Gary Hutson, Reese Wagner, Brody Wagner, Abe Acton, Jim Smith, Rick & Claudia Lopez, Richard Neier and Julie Wagner to name a few.

There will be positions opening up on the board this year.

- **MOTION – Abram moves to approve minutes for 2022. Mike Kuene 2nd - Vote unanimous.**
Motion carried.

Old Business

Culverts - Placed gravel on the road in early spring. Aaron Wagner alerted the board to the extreme runoff situation and suggested replacing culverts on Belden Rd and Squirrel Rock Rd. We replaced 12" culverts with 36" culverts which was really a good move. We spent some money on the project. Significant runoff from snow.

Gate Repair - Many times.... Arms needed to be reset, Steve Goff replaced the hinges recently as well, with no reimbursement.

Road signs - The address sign on squirrel rock is faded. Some roads are still needing to be named

Snow plowing - There are changes coming for the future. See New Business

Weed spraying - We decided to hire out the weed spraying for HPRA moving forward. We had John at "Weed buster" come out. Abe noticed that the oak brush looks to be knocked-back a bit and asked for opinions on the current condition of weeds on the road. Aaron Aneloski agreed that they sprayed, however didn't feel that it was as effective compared to when Richard sprayed. Abe mentioned that there is still 1k in budget if we want to spray more.

Road maintenance - Karla Barber will come up soon and do some work with tree limbs hanging over the road. Mark Dykes offered to cut them with his chainsaw. Mike Kuene and Reese Wagner commented on areas they feel need to be focused on. Aaron Aneloski mentioned spots on Belden Rd, and spots at the mailboxes; he felt these would be large enough projects to fall under road maintenance. Reese Wagner mentioned gravel placement and culvert needs. Alan Abeyta suggested getting members together for a work party in the spring. Abe mentioned we will need someone to spearhead this project. Mike Kuene discussed further areas that need to be focused on between his and Abe's lots. Richard Neier mentioned that he has an excavator and skidsteer at his place. The consensus was that areas needing

attention include Squirrel Rock R, the area above Abe Acton and Mike Kuene's and all the way to the dead end, Belden road needs gravel and various culverts need replacement as well. Karla Barber suggested more community involvement by picking up trash, etc. Abe added that Road Maintenance took a huge allotment this year. However, the road-rake and member's volunteering of their time helped to offset those expenses.

Accountant - Larry Serr retired. HPRA has hired Kristen Green. Some authorized users have been updated on the bank account due to these changes

Review of Accounting Reports – Abram Acton for Kristen Green

MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENTS AND PRELIMINARY OPERATING BUDGET FOR 2023. (attached)

Statement of Financial Position as of July 31, 2023 Current assets accumulated to date \$46,325.82. Still have some assessments due. This is a change of -13,451.76 from this date last year. Indicating that we have spent 13k more in 2023. We do have a safety net. This cushion we can use to focus on gravel placement. We should discuss in New Business.

Income & Expense Budget vs Actual, Jan thru Dec 2022 We have \$7,830.26 leftover from last year's budget.

Statement of Financial Position, as of Dec 31, 2022 This is the final spending for 2022 since the last member meeting. At the end of 2022 we had current assets of \$45,741.80.

YTD Budget vs Actual, Jan thru Dec 2023 As of 8/14/23 we have \$584.02 in the budget for 2023.

Profit & Loss Jan thru July 2023

Accounts Receivable - as of 7/31/23 Seven members still owe fees to HPRA. We have collected 70% of assessments due. We expect to have these dues collected soon.

2024 Operating Budget

There was discussion regarding line items. Abe mentioned Granby Ditch continues to pay \$150 annually for access. Reese is taking on a new position and may not be available for snow plowing. He went on to suggest integrating snow removal into road maintenance and improvements. Snow plowing will amount to a large sum of money moving forward and will probably be best to have these items in the same category. He asks for opinions and discussion. Reese offers that he may be able to help at times but still won't be able to commit. Would Reese be willing to "lease" the grader to use for HPRA needs? Need to discuss with Aaron Wagner. Richard Neier has a snow plow truck we can use for the community. We will need someone from the community to run the truck and HPRA will pay them.

- **MOTION - Combine Snow removal (\$1,200) line item of the HPRA Budget into the Road maintenance & improvements (\$18,250) line item for a new combined total of \$19,450 for the**

**Road maintenance & improvements line item in the HPRA 2024 Budget. Alan Abeyta 2nd -
Vote unanimous. Motion carried.**

Regarding budget items, we will combine snow removal into Road maintenance (of which gate repair is already included). Adding \$1,200 for Snow removal to \$18,250 for Road Maintenance results in \$19,450 total for Road maintenance & Improvements. The general consensus is to leave everything else as it is in the budget as well as leaving the assessment at \$500 per lot.

- **MOTION - Abe Acton moves to approve Operating Budget for 2024 as agreed and continue the Assessment of \$500. Amy Fox 2nd - Vote unanimous. Motion carried.**

NEW BUSINESS

Snow Plowing: Need a plan in place in case Reese can't plow. Abram asked the membership for ideas.. Jim Smith and Ted Wolfe indicated they could help operate Richard's snow plow truck if Reese was unavailable. Everyone agreed that keeping Richard Belden in mind as a back-up would be a good idea as well.

Road Maintenance - The membership agrees there are 3 sections of the roads needing attention: (1) Belden Road still needs a culvert. (2) section between Abe Acton's and Mike Kuene's place (West Elks View) (3) Squirrel Rock Rd. Need to keep placing gravel as well. Aaron Aneloski suggests using Mag chloride on roads to control dust issues. Betty Wolfe suggests the use of sand as well.

Future of gate - We have the opportunity to build a nice gate, to set the "tone" for the community.. Richard Neier stated that he has been in contact with Alpine Fence. They have sent him estimates for options for a new gate. Will look for donations and possibly move the gate location as well. Abe suggested an email thread to include interested members in the gate issue. Reese suggested the option for using 1 cylinder instead of 2 to decrease power use. Karla continues to have security issues on her place. Abe suggested getting this current gate in order and be ready to implement changes in the Spring. We currently need to reset the arms. Aaron Aneloski volunteered to work on the gate this afternoon. Change of location was discussed. Abe suggested leaving the location where it is and build the new gate forward. Richard Neier mentioned possibly moving the gate down the road to include more of our membership. Reese gave a historical perspective and pros and cons for different locations. He added that Delta County also has the mailbox area slotted for a large cul de sac area. As to when or if this will happen remains to be seen. Richard Neier wondered if technology can help with sensors to solve our problem with gate visibility and the issues large trucks, trailers or heavy equipment will have.

New Code for 2023-2024

The new gate code was discussed and new code agreed on. When the code is changed the membership will be emailed. Aaron Aneloski asked about Emergency Services. It was confirmed that they

do have the gate code. Aaron Aneloski volunteered to change the gate code.

Elect a Board Member

There are 3 board members finishing their terms this year and John Sudmeir has moved. This leaves his office open with one year remaining: Gary Hutson is the one remaining board member with 2 years remaining in his term. Abe asked for volunteers: Ted Wolfe, Amy Fox, Claudia Lopez, Richard Neier responded. The board will meet after the member meeting to elect the new President and Vice president. Julie Wagner agreed to continue as the HPRA Secretary.

- **MOTION – Ted Wolfe moves to nominate Claudia Lopez to the board for a 3 yr term. Abe Acton 2nd - Vote unanimous. Motion carried.**
- **MOTION – Abram Acton moves to nominate Amy Fox to the board for a 3 yr term. Abe Acton 2nd - Vote unanimous. Motion carried.**
- **MOTION – Amy Fox moves to nominate Ted Wolfe to the board for a 3 yr term. Abe Acton 2nd - Vote unanimous. Motion carried.**
- **MOTION – Amy Fox moves to nominate Richard Neier to the board for a 3 yr term. Abe Acton 2nd - Vote unanimous. Motion carried.**

- **MOTION – Abram moves to adjourn. Aaron Aneloski 2nd - Vote unanimous. Motion carried.**

MEETING ADJOURNED 12:07

Minutes submitted by Julie Wagner

Note – The Board members had their meeting directly following the Member Meeting to elect officers to the board.

Richard Neier and Ted Wolfe were nominated and elected President and Vice President respectively. Ted Wolfe will be stepping into the term of Vice-President that John Sudmeir left, there is one year remaining in this term.

Status of current board members: 8/19/23

Richard Neier, President – 3 years remaining
Ted Wolfe, Vice President – 1 year remaining
Amy Fox, board member – 3 years remaining
Claudia Lopez, board member – 3 years remaining
Gary Hutson, board member – 2 years remaining