

**HPRA Member Meeting Minutes**

**August 15 2020 10:08 am Cedaredge Town Park**

**Abram Acton called the meeting to order at 10:03 am, quorum confirmed.**

**In attendance:**

**Abram Acton (President) - 1**

**Aaron Aneloski - 1**

**Robert Foster - 2**

**Gary Hutson (Board Member) and Patty Hutson - 1**

**Mike Kuene (Board Member) – 3**

**Richard Neier (Board Member) – 9**

**John Sudmeier (Vice President) - 1**

**Nick Tuck & Sophia Alloh - 1**

**Reese and Julie Wagner (Secretary) - 1**

**Jennifer Head**

**Represented by Proxy:**

**Peter Brown/Coley Mendenhall (Richard Neier) - 3**

**Dawn Sudmeier & James Moorhead (Abram Acton) - 1**

**Burke & Margaret Stoops (Abram Acton) - 1**

**Steven Letterhos (Reese/Julie Wagner) – 1**

**26 of 51 lots represented (51%)**

**Quorum = 25%**

**President's Agenda.** Acknowledged that we have leaders in our community with extensive experience living in this area. Regarding natural resources he believes we are in a state of abundance. Economically there is always scarcity which leads to hoarding of resources and mistrust, Abram doesn't want to see us close off our resources, such as fresh water, wood, solar exposure. His vision is to move forward and acknowledge we are living in a land of abundance. Abram passed out a drawing of his vision of a sustainable home. It is an Independent system which produces its own energy, food and collects water while providing a net-zero footprint (see attachment 1)

**Introduction of Members & Property Sales.** There are new members in attendance: Nick Tuck & Sophia Alloh, bought Steve and Tammy's lot. Aaron & Jessica Aneloski, bought unit C. The Aneloski's plan to improve their property as they go along and build the house in 10 years or so. Other sales include: Mark Dyke purchased lot P and Petes lots are under contract (one has been purchased and the other two should close soon). There was discussion regarding how HPRA lots can be "hard to sell" people are afraid of the need to plow snow etc. There are certain types of people these lots are attractive to.

## **Old Business**

Snow Plowing & Compensation John Sudmeier reported that between Mike Z and Reese, they plowed a total of 28 times last winter.

Weed Spraying Richard needed to use more product on the roads this year. Abram asked him if he wanted to continue spraying for us next year he said he would. Gary indicated that he could help with spot spraying and focusing on problem areas. Abram mentioned everyone will be compensated fairly

Road Maintenance: Abram mentioned there have been comments from the membership regarding the cost of road maintenance. There is frustration just to have the washboards to reappear right after the yearly road maintenance. Abraham proposes building an apparatus (for approximately \$1000) which will allow us to maintain our own roads rather than spending 13-15,000 year on road maintenance The members discussed the pros and cons of this idea. Abram felt that Richard's Neier's work on the road this year with the skidsteer was sufficient. Abram passed out a drawing (see attachment #2) 4 8 ft I beams - attached to heavy-duty chain hooked to the back of our trucks to smooth out the washboards \$1,000 labor and material - Abram would pay for the first prototype to see if this idea works. Hoping to have 3 or 4 made and set down by mailboxes for whomever would pull up and bring back down, Discussion continued on how best to build this apparatus between Mike, Abram, Reese and Gary. Reese mentioned that he felt we would not be able to get away from the need of professional road maintenance with a road grader. Last year's maintenance was not compacted as well as it should have been. Richard Neier was wondering who is having issues with the road as it is maintained right now. He noted that the washboards are always coming back no matter what we do. His thought is to spot fix the washboards. Mike Kuene commented that people drive too fast and cut the corners, there are more people and more traffic these days. He has also noticed more ATVs on our roads which are bad for cutting ruts into the road.

Coalby Water has fixed the road up to their spring, this may be where the extra ATV traffic is gaining access. Gary mentioned getting a gate for that road, he is on the Coalby Water board.

Pete's fence is also down. People are gaining access that way as well. Aaron Aneloski mentioned there have been people on their cul de sac as well

Discussion continued regarding proposals for ATVs and fences. Aaron Aneloski suggested changing the code after hunting season rather than before. The rest of the membership explained what has worked best historically. There was a suggestion to change the code twice a year. Everyone agreed

that hunting season is the worst time of year for this problem. Gary H suggested the best thing to do if you don't recognize someone to go ahead and stop them and ask.

In summary:

- 1) Pete's fence is down
- 2) Coalby gate is needed
- 3) Pete's gate is needed

John S mentioned that Richard Belden said last year or the year before we needed more gravel on the road. Reese agreed that there are bare spots and areas where the pitrun is showing. When we lose the pitrun that is when we start to lose our road to mud and ruts etc. Richard Neir mentioned that Richard Belden told him that our road is in "really good shape and maybe he didn't need to do much up there this year". The mailbox area is the worst spot. Thoughts of posting speed limit signs (15 mph) encouraging using 4-wheel drive on the roads, and taking corners wide on the switchbacks. Mike Kuene reminded everyone that we still have the HPRA tags.

Mike K likes the idea of using the drag apparatus. Reese added that railroad rails are probably the best to use and not to worry about cutting edges.. Abram summarized that we will not bring up heavy equipment this year for maintenance and offer Richard Neier compensation for his time spent on the roads this year. Abram further concluded that we haven't had a lot of rain, flooding or run-off. We can save some money this year and consider the assessment situation mid summer or the next meeting. We will discuss further road maintenance expenditures and the possibility of decreasing our assessments.

#### **Review of Accounting Reports – John Sudmeier (for Larry Serr)**

**MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, INCOME AND EXPENSE STATEMENTS (2020) AND PRELIMINARY OPERATING BUDGET FOR 2021. (attachment 3)**

Budget for the year 2021 John summarized the Budget sheet for 2021. There are 51 lots at \$500 per lot assessment equals \$25,500 which we find in the Actual YTD column. We receive \$150 from Granby ditch for yearly access. Road maintenance was budgeted for \$18,450 in 2020, this has not been paid. Minutes preparation has been budgeted at \$350 and is normally paid at the end of the year. Weed Spraying budgets \$1,700 for 2020 this has been paid to Richard Neier, The 2020 Insurance payment is budgeted for \$2,000. However Larry has managed to decrease this amount due to \$500, with a total savings of \$1,500. (General liability is \$260 and the remaining covers liability for the board members.) We have \$1,000 budgeted for Fire Protection which has already been paid out to the Cedaredge Volunteer Fire

Department. There was discussion regarding the Squirrel Rock Road fire and the agencies which came to help.

- **MOTION - Richard Neier moved to donate \$500 to the Delta Volunteer Fire Department, \$300 to The Delta County Sheriff's Department and \$300 to the Hotchkiss Volunteer Fire Department. Gary Hutson 2nd, vote unanimous. Motion carried**

Regarding snow removal, there is \$1,000 budgeted for 2020. John Sudmeier commented that he felt Reese did an outstanding job with snow removal last winter. John would like to immediately pay \$1,000 to Reese for his services. Legal fees are budgeted at \$600. We haven't needed it this year but it is best to keep it in the budget just in case. \$1,200 is budgeted for Accounting and Reporting which is paid to Larry our Treasurer. There was \$86 spent for office expense out of a total of \$200 budgeted. This includes stamps and paper etc for minutes distribution as well as key deposits and room reservation fees.

Balance Sheet as of August 7, 2020 There is \$1,000 in Accounts receivable from unpaid assessments (Aaron Wagner). Deferred income of \$1,000 from an overpayment made by Gary Loomis. He indicated for it to be applied to the 2021 assessment. Total equity for the members amounts to \$22,036.46.

Income & Expense Budget vs Actual, Jan thru Dec 2020 This is the accounting report which details the spending out of the 2020 budget. HPRA has not spent anything on roads to date. We have spent \$86 in office expenses, \$1,000 for Fire protection (Cedaredge Fire Department) and \$1,700 to Richard Neier for weed spraying. Still as yet need to pay Accounting and reporting, Insurance, Minutes Prep. Have not spent \$600 budgeted for legal fees as well.

## **2021 Operating Budget**

Road maintenance - Reese and Gary discuss the need to save money for gravel and culverts. \$15,000 was suggested and agreed for Road Maintenance in 2021. Regarding minutes preparation John suggested increasing to \$400. John asked Richard Neier if the current amount of \$1,700 is sufficient for weed spraying. Richard suggested increasing to \$2,500 which will include an increase of \$300 for Richard's portion and \$500 to Gary for Fall Spraying. It was decided to leave \$1,000 to Cedaredge VFD as well as no change to legal fees. Regarding snow removal, Mike Zubowitz is selling his lot and will not be able to help with plowing. They asked Reese how long it takes him to plow each time he goes out. Reese replied that it would take him approximately 2 hours each time to plow the roads (16hrs last winter). Reese said \$1000 is fine. Regarding Acctg & reporting, John will speak with Larry but expects to leave the amount as is. The office budget will not need to be changed either. Total revised budget for 2021 amounts to: \$22,400 with a deduction of \$4,100 from the 2020 budget.

Discussion continues regarding signage and gate repair. Perhaps pool resources to fix forest service access gates (see attachment, Bob Foster's gate) walk through access. We have the right to access these gates as property owner's. Will need a walk-through access and access wide enough for

cows. Comments continued regarding the size of the gate and location and proposed signage to deter trespassers.

Discussion continued regarding the 2021 Operating Budget. Reese reminded everyone that we will need to think about replacing culverts. It was concluded to leave the assessments at \$500. We will have a revenue of \$25,650 and expenses of \$22,400.

- **MOTION - Mike Kuene moves to approve Operating Budget for 2021 and Assessment of \$500 per unit, Gary Hutson 2nds, vote unanimous. Motion carried.**

## **NEW BUSINESS**

Squirrel Rock Fire: Nick Tuck noted that many HPRA members have extended their support during this trying time for him and his wife Sophia, he wishes to thank everyone. There were suggestions to add information on the website, the Welcome letter and personal visit from a board member

### **Elect 3 Board Members**

There are three board members finishing their terms this year: Abram Acton, Mike Kuene, and Richard Neier. All board members indicated they were fine with taking another term on the board.

- **MOTION – Abram moves to nominate himself, Richard Neier and Mike back to the board for a 3 yr term. Mike Kuene 2<sup>nd</sup> - Vote unanimous. Motion carried.**

### **Approval of 2019 minutes**

- **MOTION – Gary moves to approve the minutes for 2019 as written. Mike Keune 2<sup>nd</sup> - Vote unanimous. Motion carried.**

### **New Code for 2020-2021**

The new gate code was discussed and new code agreed on. When the code is changed the membership will be informed.

### **Miscellaneous Items**

Nick Tuck mentioned that they were hoping to host a gathering for the Congressional candidate Lauren Boebert on September 12th or 19th. and invited the membership

- **MOTION – Abram moves to adjourn. Mike Kuene 2<sup>nd</sup> - Vote unanimous. Motion carried.**

### **MEETING ADJOURNED 11:58**

*Minutes submitted by Julie Wagner*

*Note – The Board members declined to have a Board of Directors meeting directly following the Member Meeting.*

Status of current board members:

Abram Acton, President – 3 years remaining  
John Sudmeier, Vice President – 1 years remaining  
Mike Kuene, board member – 3 years remaining  
Richard Neier, board member – 3 years remaining  
Gary Hutson, board member – 2 years remaining

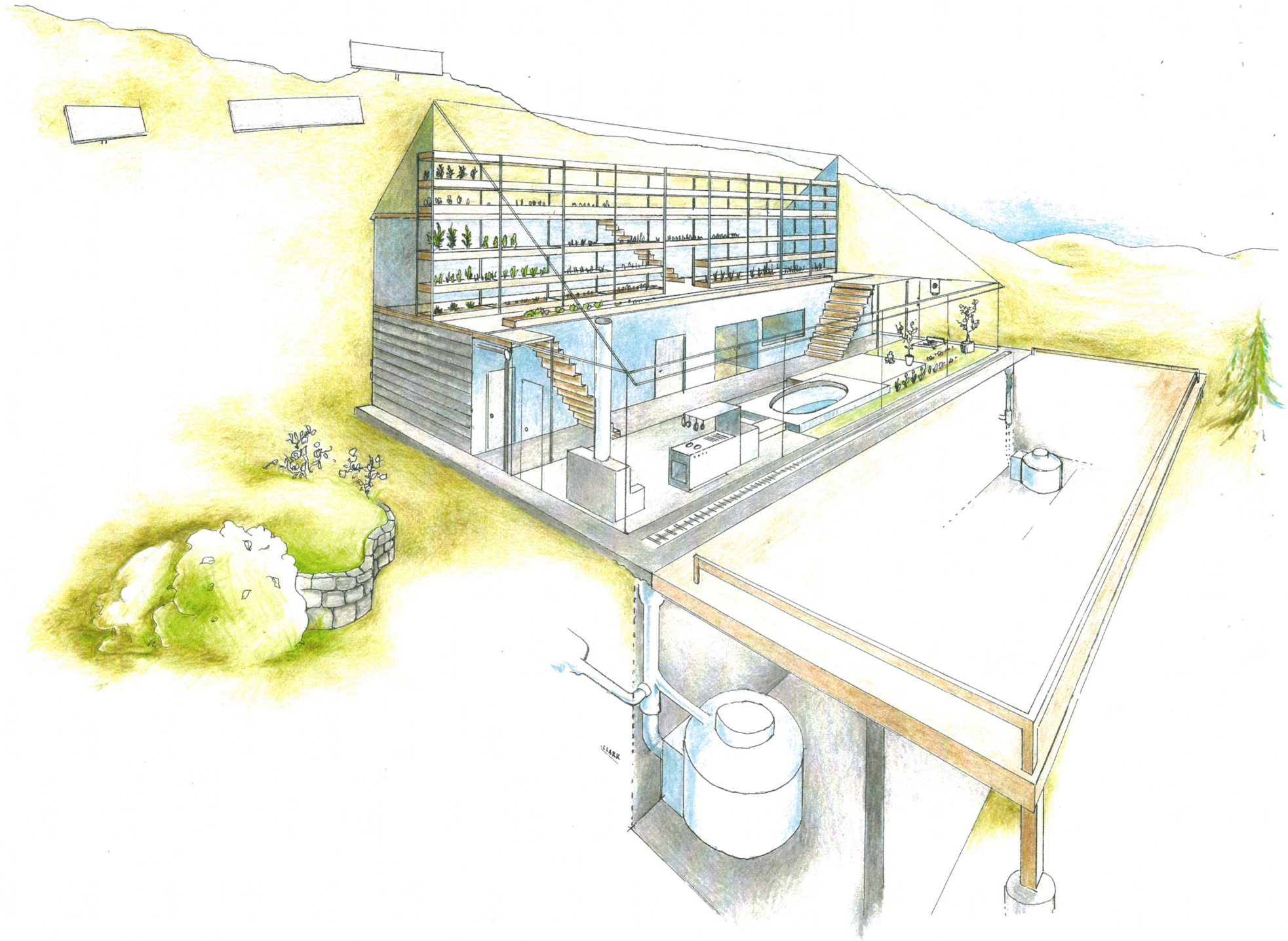
HIGH PARK ROAD ASSOCIATION  
ANNUAL MEETING  
2020



# High Park Road Association 2020

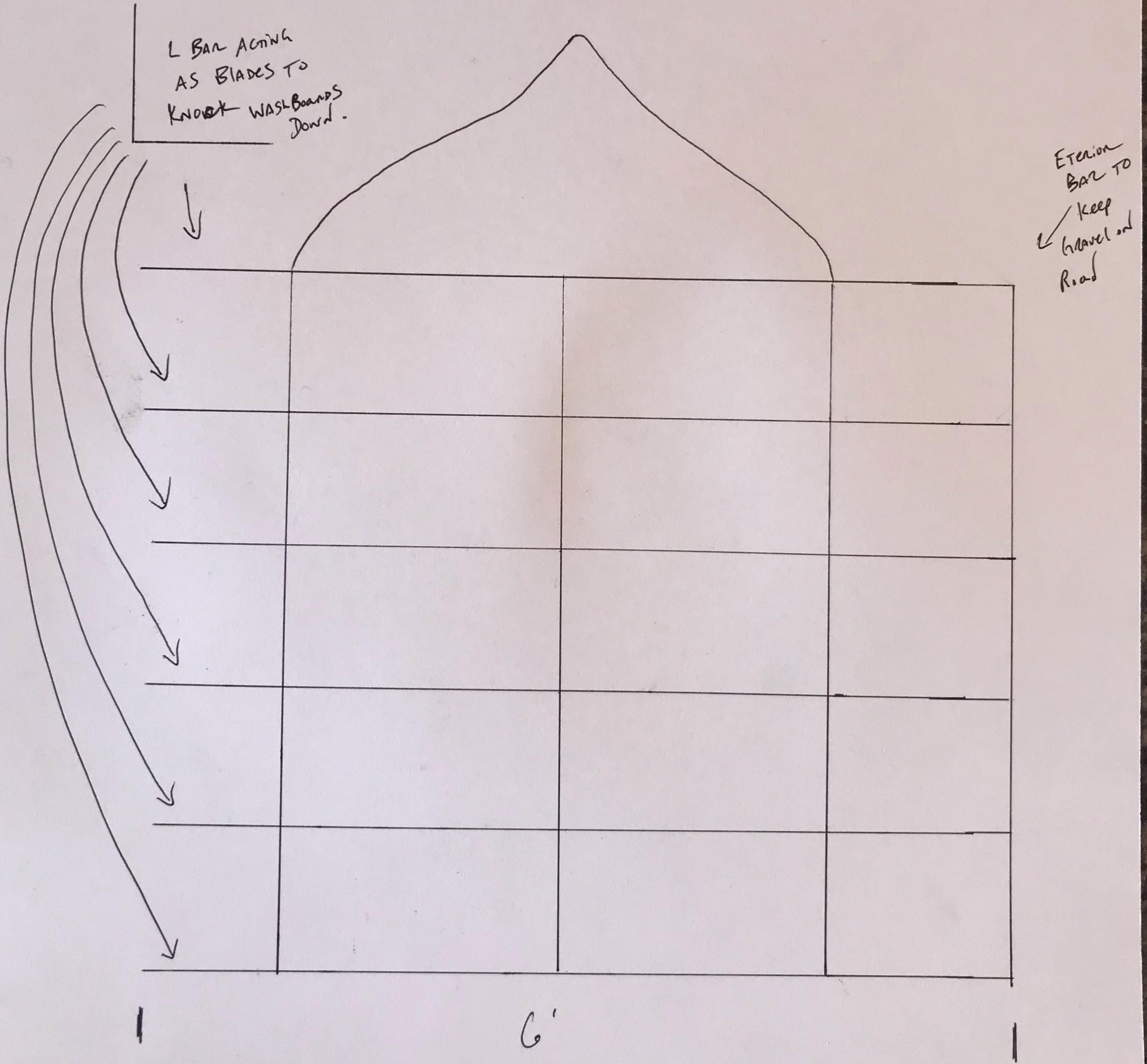
## Meeting Agenda

1. New Property Sales
2. Snow Plowing and Compensation For Last Winter
3. Weed Spraying
4. Road Maintenance
5. Budget For 2021
6. High Park Road Wild Fire
7. Election of Board Members



# Road BLADE

For HIGH PARK Road  
Proposed Design



	<u>Aug 7, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank of Colorado	44,900.46
<b>Total Checking/Savings</b>	<u>44,900.46</u>
Accounts Receivable	
Accounts Receivable	1,000.00
<b>Total Accounts Receivable</b>	<u>1,000.00</u>
<b>Total Current Assets</b>	<u>45,900.46</u>
<b>TOTAL ASSETS</b>	<u><b>45,900.46</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Gary/Rea Loomis	1,000.00
<b>Total Other Current Liabilities</b>	<u>1,000.00</u>
<b>Total Current Liabilities</b>	<u>1,000.00</u>
<b>Total Liabilities</b>	1,000.00
Equity	
Principal/equity	22,036.46
Net Income	22,864.00
<b>Total Equity</b>	<u>44,900.46</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>45,900.46</b></u>

High Park Road Association  
**Income & Expense Budget vs. Actual**  
 January through December 2020

	Jan - Dec 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	150.00		
Other income	0.00		
<b>Total Income</b>	<b>25,650.00</b>	<b>25,500.00</b>	<b>150.00</b>
<b>Expense</b>			
Accounting and reporting	0.00	1,200.00	-1,200.00
Fire protection	1,000.00	1,000.00	0.00
Insurance	0.00	2,000.00	-2,000.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	0.00	350.00	-350.00
Office expense	86.00	200.00	-114.00
Road maintenance/improvements	0.00	18,450.00	-18,450.00
Snow removal	0.00	1,000.00	-1,000.00
Weed spraying	1,700.00	1,700.00	0.00
<b>Total Expense</b>	<b>2,786.00</b>	<b>26,500.00</b>	<b>-23,714.00</b>
<b>Net Ordinary Income</b>	<b>22,864.00</b>	<b>-1,000.00</b>	<b>23,864.00</b>
<b>Net Income</b>	<b>22,864.00</b>	<b>-1,000.00</b>	<b>23,864.00</b>

HIGH PARK ROAD ASSOCIATION  
BUDGET FOR THE YEAR 2021

	ACTUAL-YTD	BUDGET-2020	BUDGET-2021
<b>INCOME</b>			
Assessments-51 units AT \$500	25,500	25,500	<b>25,500</b>
Granby Ditch	150	0	<b>150</b>
<b>EXPENSES</b>			
Roads- maintain & improve		18,450	<b>\$15,000</b>
Minutes- preparation		350	<b>400</b>
Weed spraying/mowing	1,700	1,700	<b>2,500</b>
Insurance		2,000	<b>500</b>
Fire protection	1,000	1,000	<b>1,000</b>
Snow removal		1,000	<b>1,000</b>
Legal fees		600	<b>600</b>
Accounting & reporting		1,200	<b>1,200</b>
Office expenses	86	200	<b>200</b>
Total expenses	2,786	26,500	<b>\$22,400</b>
NET INCOME- YTD- 8/7/2020	<u>22,864</u>		
NET INCOME/DEFICIT-IF ALL BUDGET IS SPENT	-850	-1,000	
NET SURPLUS-AS OF 12/31/2019	<u>22,036</u>	<u>22,036</u>	
NET SURPLUS-AS OF 12/31/2020 (Projection)	<u>21,186</u>	<u>21,036</u>	
NET SURPLUS -Y. E. 2021-projection			<u><b>\$24,286</b></u>

# Proposal Cost Estimate

## Proposal:

- Allocate up to \$250 from HPRA to install a proper gate at current location on Unit 14 at Natl Forest entrance
- Reimburse for actual cost
- Recommend either:
  - 4' tube gate
  - Wire gate

Item	Unit cost	Quantity	Cost	Notes / Options
Gate (4' tube gate, 1 3/4")	60.5	1	\$61	42"x72" gate is \$90
Posts (metal or 4" treated wood)	20.9	2	\$42	Could be \$60 for 6X6
Cement (4 80 lb bags)	7.865	4	\$31	
Misc hardware: wire, nails, etc			\$36	
Total			\$170	to \$220



Current "gate"

Options for a better gate

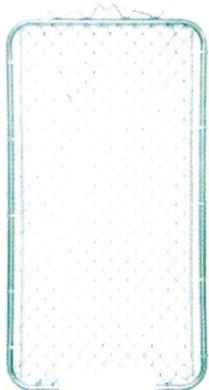
Wire Gate



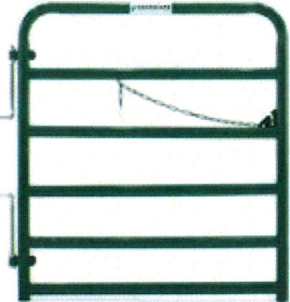
Swinging Gates



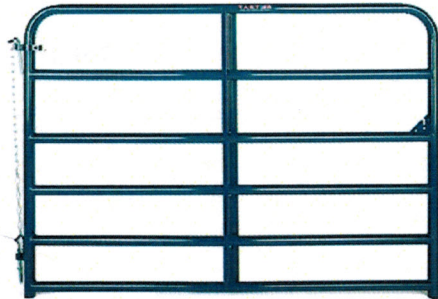
← 3 →



← 3 1/2' →



← 4' →



← 6' →