

MINUTES
Annual Meeting of the Mt. Harvard Estates Property Owner's Association
Sunday, August 15, 2021 - 1:00 - 2:00
33950 Vista Verde - Buena Vista, CO

Approved unanimously August 21, 2022

Called to order: 1:09 pm. The meeting was chaired by David Harwood, president of the property owners association.

Welcome and Introductions

- | | |
|--|---|
| 1. Marilyn & Bob Box (#31) | 14. Karen & Alan Robinson (#26) |
| 2. David Billesbach (#19) | 15. Sharon & David Trenkle (#20) |
| 3. Dave Burchett (#16) | 16. Carole Vowell (#40) |
| 4. Pam & Jim Camp (#4) | 17. Scott & Teresa White (#32) |
| 5. Corrine Fowler (#39) | 18. Karen & Earl Bjurstrom (#30) |
| 6. Bob Groeger (#15 - proxy held by O'Donnell) | 19. Dave Burchett (#16) |
| 7. David Harwood (#1A) | 20. Kirt Hine (#33) |
| 8. Pam Hogan (#10) | 21. Adele & Steve Jackson (#29 - proxy held by Harwood) |
| 9. Paul Kolehmainen (#11) | 22. Becky & Mike Landreth (#3A) |
| 10. Patrick Lawler (#18) | 23. Barbara O'Donnell (#14) |
| 11. Cheryl & Bill Mehaffey (#38) | 24. Cheri & DJ Swearengen (#2A - proxy held by Harwood) |
| 12. Jenna & John Nale (#5 - proxy held by Hogan) | 25. Carole Vowell (#40) |
| 13. Felix Peuckert (#28) | 26. Daylene Wilkins (#34) |

26 of 44 votes were present in person or by proxy, substantially more than the 40% required (18 votes) for a quorum.

A roster was circulated for people to update any contact information. It is important to keep the roster up to date as the information is shared with the Chaffee County Sherriff's office in case it is necessary to reach someone in in an emergency. Should contact information change, please let our Secretary, Ellen Marshall, know.

Update on 2020-21 Activities

- There was a good turnout for the community volunteer workday in October 2020 and several important tasks were completed. Trimming and chipping along the roadways supported our community's ongoing fire mitigation efforts. Trees were removed and trimmed around the ponds to improve visibility. The front entry posts were stained, and the entrance signs were painted. Vegetation was removed to improve drainage along the entrance road. Thanks to all who participated.
- Gabion walls were installed at the base of the road cut on the east side of the bridge to reduce rockfall on the road.

- The piles of slash on the BLM land to the south of our subdivision were burned over the winter.
- New road base was applied and concrete barriers were installed around the ponds.
- Jenna Nale compiled and submitted our 2019-2020 water usage report. MHE reported usage of about 1.3 million gallons which was up from 1.2 million gallons in 2018-2019.
- All required filings and fees were kept up to date throughout the year. These include various state registrations, taxes, and insurance for the Association.

Plans for the upcoming 2021-2022 year

Roads and Bridge

- The condition of our roads will be monitored, as always, but it is expected that additional road base will be needed this fall.
- The Board is recommending professional road grading next spring as part of our ongoing road maintenance schedule. Typically, professional road grading has occurred every 4-5 years. David will reach out to Miles Construction to get on their schedule for 2022.
- The gabion wall has been working to keep rocks off the road. Most of the rocks on the road are now coming a little further down the hill. Using remaining materials, additional low-profile gabion baskets will be placed at the edge of the road closer to the bridge to address this issue.
- The condition of the runners on the bridge is acceptable for now and they are not in need of repair or replacement. The flares at each end of the bridge have been helpful in increasing the life of the runners.
- There are several trees that need to be trimmed or removed along the entrance road. The Kerstings are aware of this and will make arrangements to have that work completed.
- No community workday is planned at this time given that neighborhood chores are basically up to date. The need for ongoing trimming for fire mitigation throughout the neighborhood will be monitored. Options for renting a chipper or the mitigation trailer from Chaffee County Fire (chaffeecountyfire.org) will be scheduled as needed.

Tractor

- The final payment on the tractor loan will be made next year.
- A new cutting edge will be purchased for the blade at a cost of about \$200.
- The tractor is now five years old, and we have reached about 300 hours of use. It will need to have major maintenance completed this fall.

Snowplowing

- David Harwood, Jim Camp, and Bob Groeger will be plowing our roads this winter. Homeowners are reminded to be on the lookout for the plow as you drive through the neighborhood following a snow. The plow may be working in the center of the road, and there are several blind corners where they may not see approaching cars.

Minutes

David Trenkle moved, and Dave Burchett seconded, that the minutes from the 2020 annual meeting be approved as drafted and circulated. The motion was approved unanimously.

2021-2022 Budget

David reviewed the proposed budget for 2021-2022, as approved by the Board. The budget provides for basic operations (road maintenance, insurance, tractor payment) and allows for road improvement expenses.

After several years of limited spending, the Association reserve fund is back up to \$22,000. The Board suggests that we now attend to some road improvements, including additional road base and professional grading next spring. The cost of the professional grading is estimated to be around \$8000.

The proposed budget envisions no increase in annual dues and income of \$11,000. The tractor loan payment in the coming fiscal year is the final payment.

David Trenkle moved, and Dave Burchett seconded the approval of the budget and the Board's recommendation for expenditure of funds for professional road grading in spring 2022. The motion was approved unanimously.

Board and Officers

The board terms of Patrick Lawler and Cheryl Mehaffey expire this year.

To keep the board membership an odd number, as set out in the bylaws, three positions are open. David nominated Patrick Lawler, Corrine Fowler and Jim Camp to serve on the board. (David Harwood and Felix Peuckert will continue as Board members.)

Ellen Marshall and Steve Jackson are agreeable to continuing, respectively, as Secretary and Treasurer.

Bill Mehaffey moved, and Karen Robinson seconded, that the slate be approved. The motion was approved unanimously.

Other business

Thanks were extended to:

- Everyone who participated in last fall's community workday.

- Board members for their efforts throughout the year.
- All who have worked on fire mitigation on their lots and throughout the neighborhood. The efforts of our subdivision have been recognized by several entities in the county.
- The “weeders” who have worked to pull thistles and clean up around the ponds – Adele Jackson, Ellen Marshall, Jim & Pam Camp, Karen Robinson, and Lisa Lamb.
- Steve Jackson for serving as Treasurer and coordinating tax and other submissions to authorities.
- Ellen Marshall for serving as Secretary, doing the minutes, keeping the roster up to date and more.
- Folks who go above and beyond for the benefit of our community – Bob Box, Alan Robinson, and Jim Camp.

Announcements

- MHE homeowners may want to have radon levels checked in their homes. Recent testing in homes on two sides of the subdivision revealed readings that were significantly higher than recommended. (13 units detected where the EPA recommends 4 units) This may indicate that radon is an issue throughout the neighborhood. Follow-up remediation can be done.
- A housing development of approximately 12 lots (35 acres each) called Riverview Ranch is going in across the river. Only one or two have potential impacts on the subdivision. Those are located across the river between the Swearengin and Box properties.
- Homeowners are reminded, once again, to watch their speeds as they drive through our community. This is both for the safety of our residents and to slow the deterioration of our roads.
- Homeowners are also reminded to be respectful of private property. We appreciate that there haven’t been too many problems this year. Thanks go to the Mehaffey’s and the Boxes for allowing access to public lands across their lots.
- The Association website (www.mountharvardstates.org) will continue to be the place to find documents of interest including our covenants, bylaws, and responsible governance policies as well as meeting minutes and budget documents. David also posts announcements and updates here that are automatically emailed to residents. The website is also used by realtors to access documents that are required for the sale of homes in MHE.

Suggestions

- Bill Mehaffey suggested that when grading the roads, it would be helpful to widen the road at the southeast end of Mt. Harvard Circle.

- Daylene Wilkins suggested that with his extensive background, Larry Walker might be consulted for information on weed mitigation.

At the end of the meeting, Bill and Cheryl Mehaffey were recognized and thanked for their significant and caring contributions to our neighborhood and the community over the last 26 years. They will be moving to Lafayette in September and will be truly missed by their friends and neighbors.

The meeting adjourned at 2:00.