

MINUTES
Annual Meeting of the Mt. Harvard Estates Property Owner's Association
Sunday, August 18, 2019 – Noon – 3:00 pm
33800 Vista Verde – Buena Vista, CO

Noon – 1pm Pot Luck

Called to order: 1:12

Welcome and Introductions

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|--|---|
| 1. Karen & Earl Bjurstrom (#30) | 21. Jaime & David Billesbach (#19 - proxy held by Trenkle) |
| 2. Marilyn & Bob Box (#31) | 22. Pam & Jim Camp (#4 proxy held by Harwood) |
| 3. Dave Burchett (#16) | 23. Corrine Fowler & Michael Dooraghi (#39 -proxy held by Vowell) |
| 4. David Griswold (#9) | 24. Susan Golicic (#34 - proxy held by Harwood) |
| 5. Bob Groeger (#15) | 25. Sharon Hughes (#11 - proxy held by Walker) |
| 6. Pam & Denny Hogan (#10) | 26. Becky & Mike Landreth (#3A - proxy held by Jackson) |
| 7. Adelle & Steve Jackson (#29) | 27. Lisa Lamb & Kirt Hine (#33 - proxy held by Jackson) |
| 8. Lon Kersting (#7) | 28. Megan Robinson & Felix Peuckert (#28 - proxy held by Lawler) |
| 9. Patrick Lawler (#18) | 29. Carolyn Plyler (#23 - proxy held by Box) |
| 10. Ellen Marshall & David Harwood (#1A) | 30. Cheri & DJ Swearengin (#2A - proxy held by Harwood) |
| 11. Cheryl & Bill Mehaffey (#38) | 31. Kathryn & Daniel Sribner (#32 – proxy held by Mehaffey) |
| 12. Jenna & John Nale (#5) | 32. Gail Tubbs (#6 - proxy held by Harwood) |
| 13. Barbara O'Donnell (#14) | |
| 14. Tony Pingitore (#13) | |
| 15. Karen & Alan Robinson (#26) | |
| 16. Bonnie & Jim Stohlquist (#8) | |
| 17. Bonnie & Jim Stohlquist (#27) | |
| 18. Sharon & David Trenkle (#20) | |
| 19. Charlene & Larry Walker (#36) | |
| 20. Carole & Jim Vowell (#40) | |

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

Thanks and Appreciation

Thanks were extended to the many property owners who have helped with various tasks around Mt. Harvard Estates this year:

- Alan Robinson for replacing road signs and recent trimming along the entrance road.
- The team that worked to clear out drainage ditches alongside the roads – Alan, Bill Mehaffey, Jim Camp, John Nale, and Shawn Rhoads.
- Shawn for all the work on hosting the tractor, keeping supplies for it, road grading and snow plowing. The roads are in pretty good shape despite lots of snow plowing over the winter
- A long-time thanks to Knox Williams, Bob Box and Lon Kersting for the work done several years ago on the bridge footings, which held up very well in this year's high water.
- The Jacksons, for bringing the social connect of Topsy Tuesdays to Mt. Harvard Estates – and to all the folks who have hosted them to create a time to connect.
- Jenna Nale for volunteering for the big task of herding us all on water reporting.
- Our board members – Teresa Loftin, Cheryl Mehaffey, Felix Peuckert, and Patrick Lawler – for the year-round time and effort they put into our community. And to Steve Jackson, our treasurer, for developing and tracking our budget and handling payment of our expenses.

- All of you for the various ways you make this a special neighborhood.

Progress on Past Year Goals / Updates

- Real progress has been made on the goal of rebuilding the reserve. Details will be delineated during budget discussion.
- As agreed at last years' meeting, short-term rental guidelines have been developed and approved by the board. Any property owner renting their home should have their renters read and sign the one-page document.
- Efforts have been made to keep the roads in as good of condition as possible. The unusual amount of snow last winter was not always easy on the roads. In the late spring, 5 loads of road base were brought in and spread mostly on hills – especially on the west and east side curves that washboard. This has been helpful. We need little moisture to enable some grading to try and help address it the remaining washboard and the dust.
- The board considered a new treatment of Durablend (a dust control product) targeting the most heavily used sections of the subdivision roads. While there is still some benefit from the first application in 2017, the dry conditions make dust a continued issue. Targeting the treatment to 1 mile stretch of road costs between \$6,000 and \$7,000, which the Board deemed too expensive for this year. Dust control will remain an ongoing issue and the Board will continue to explore possibilities. A concern about the health impact of the aluminum in Durablend was raised. It was noted that no decision on Durablend will proceed until after next year's homeowners meeting.
- The runners on the bridge were treated in the early summer with a clear UV protection. Property owners are encouraged to stay on the runners and to notify service providers coming to their property to do the same to help prevent splintering of the runners. Both UV protection and driver behavior will help extend the life of the runners.
- David Harwood has been discussing the slide area on the eastern side of the hill with the relevant property owners. Efforts are underway to find appropriate concrete barriers to use that can prevent encroachment onto the road. Updates on progress will be provided as plans develop.
- Homeowners were urged to use caution when driving by the lower pond. It is on a curve and water eats away at the edge of the road above the pond and could cut into the road. Regular road maintenance includes reinforcing a berm that guides water away from the edge. If you do see any problems or wear, please let David Harwood know. Larry Walker offered to provide some guidance on tending to those runoff ditches.
- A recommendation was made to leave a pile of road base down by the bridge so it is readily accessible where it is likely needed the most.
- Fire mitigation efforts in the subdivision and surrounding environs are well underway. Thanks to Bob Box and Alan Robinson in particular for urging and reporting to us all on the work done by the BLM in our surrounding areas. Fire mitigation undertaken by the BLM on the south side of the subdivision will likely be burned this winter, should there be appropriate conditions. Last winter's burns were executed very well. Should any property owners want to collect firewood from the slash piles, a \$10 permit can be acquired from the BLM in Salida. If there are enough people that want to obtain permits, BLM will come up and issue them. Let Bob Box know if you are interested.

To create more defensive space collectively for the subdivision, a recommendation was made to ask the property owners that not yet completed mitigation efforts on their entire lots if it would be OK to have volunteer trim dead wood by the road's edge along their property lines. Doing so would amplify the road as a safe area and fire break. David Harwood will make an inquiry to relevant property owners to determine next steps.

A reminder was offered to all property owners that spring and fall, rather than summer, are the best times for trimming the trees for promoting good tree health.

- Tree scale is an issue for many trees in the subdivision and around Chaffee County. Scale does not kill the trees, but does stress them and make them vulnerable to other diseases. Commercial operations can spray trees (for about \$20 / tree) and there are horticultural oils or water spray treatments as well. Note that treatments are

only successful at a specific time in larvae development. Information from the Forest Service is available at: https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5343828.pdf

- The board adopted a policy that the Architectural Review Committee will return approved plans to the homeowner following the completion of the project.
- Property owners are reminded that any plans to permanently change the exterior (painting, fences, additions, paving, etc.) should be run through the Architectural Review Committee before starting the project.
- Please notify the MHE Secretary (currently Ellen Marshall) if your contact information changes so the roster can be kept up to date, both for neighbors and to share with the Chaffee County Sheriff's office for emergency response situations.

Minutes

Pam Hogan moved that the minutes from the 2018 property owners meeting be adopted. Patrick Lawler seconded the motion. The minutes were approved unanimously.

Treasurer's Report and Proposed Budget

Steve Jackson presented the Treasurer's report. The fiscal year started on September 1, 2018 with \$12,037 in the bank and will end on August 15, 2019 with \$17,364.44 (checking \$5,808.29 and savings \$11,556.15). Assessments were paid by all property other than #3, the Loeb Family Trust. The board will explore if there is anything that can be done about the non-payment.

The key budget priority this fiscal year was to increase reserves through careful management of budget outlays. Assessments remain at \$250 annually. Looking ahead, the Board recommends approval of a steady-state budget that again minimizes expenditures and increases reserves, as follows:

	2018/2019	2018/2019	2019/2020	2019/2020	COMMENTS
	Income	Expenses	Projected Income	Projected Expenses	
	11,704.16		11,000.00		Dues/snow plow fees/bridge fees/interest
					44 lots X \$250
Expense Categories:					
Government/Legal/Fees		383.00		400.00	
Insurance		1,670.00		1,800.00	
Road maintenance		2,144.63		2,000.00	
Postage/Mailing		25.65		50.00	
Miscellaneous		0.00		400.00	
Tractor payments		2,150.00		2,150.00	
Balance applied to reserve account		5,330.88		4,200.00	
		11,704.16		11,000.00	
Bank account balances as of 8/15/19: Checking Account = \$5,808.29 Savings Account = \$11,556.15					

The road maintenance expenses in 2018/2019 included \$1637.95 for road base in October and May, as well as \$375 for tractor tune-up and repair.

The one liability in the budget is the tractor loan repayment. The total amount of the tractor loan is \$12,900, to be repaid in 6 annual payments of \$2,150. So far, 3 payments have been made and there are 3 to go.

Pam Hogan moved to approve the budget. David Trenkle seconded the motion. The motion passed unanimously.

Water Meters & Reporting

Jenna Nale provided an update on water meters and reporting. She thanked everyone for working with her to get through the cumbersome undertaking.

The reporting year is November 1 – October 31. Meter readings should be taken near or on October 31 and reflect the number of gallons pumped. For part-time (normally summer) residents, the meter should be read at the end of their last visit to their home prior to October 31. Meter reading instructions and forms should be email or mailed (for those without internet or computer) to homeowners in early October with a reminder email toward the end of October.

The final report is sent to the State of Colorado Water District II Commissioner. Annual usage is computed by subtracting the previous year reading from the current year reading. Each homeowner's reading should be included in the final report along with any notes explaining irregularities. Homeowners' names are NOT included in the final report sent to the state.

Jenna reported that there was essentially 100 percent reporting this year (1 homeowner does not have a meter).

- The total usage for the 31 homeowners reporting meter readings was **1,039,686 gallons (3.19 ac-ft).** – up 9% **from the prior year.**
- MHE water usage is within authorized allocations.

Board Elections

Marilyn Box nominated Patrick Lawler and Teresa Loftin to new terms on the board. Bill Mehaffey seconded the motion. The elections to the Board were approved unanimously.

Work Day

A work day will be scheduled next Spring to

- Treat the posts/signs at the entrance.
- Trim and clean up the entrance road
- Update the map and other signs at the entrance of the subdivision with the new residences here are reflected on it. Bill Mehaffey and Ellen Marshall are working on getting the signs prepare.
- Pending permission from relevant property owners, tree trimming on select properties

A wood trailer or chipper will be arranged for disposal of branches. If we do it, people need to bring their branches to edge of the road.

Snowplowing Driveways

Snowplowing of the roads is undertaken at no cost to the association. The board encourages people to take care of their own driveways. If the association tractor is used for snow plowing a driveway, the charge will be \$50 per plow. For the snowplow drivers, driveways can be challenging give the curves and tight spaces in many people's

homes. Should people need assistance with their driveways, David Trenkle may be able to connect up people with Boy Scouts in need of volunteer work.

New Business/What's On Your Mind?

A suggestion was made by several property owners to explore the possibility of purchasing Lot 3 for use by all of Mt. Harvard Estates property owners so everyone would have some river access. The board will explore the feasibility of this suggestion.

Property owners are reminded that the land adjacent to the road on the West side of the bridge is private land – it is not community property of Mt. Harvard Estates. Many visitors seem to be unaware that it is private land. An easement of 30' (including the road) has been given for use of that road up to Highway 24. The “parking space” close to the highway was put there to enable vehicles to turn around once they saw the private property and load limits to turn around. It is not a “public space”. If people need to use it for something, please contact the Kerstings for prior approval.

Property owners were reminded that there is river access through public lands surrounding us.

Both the Mehaffays and the Boxes reiterated that the trail access through their properties to the BLM is available for property owners to use. Everyone expressed appreciation.

In the interest of keeping dust down, drivers are reminded to watch their speed. Going 10 mph on the hills and 20 mph on the flats really does reduce dust. Slowing down and staying in your own lane is important for safety as well. Please, too, remind people working at your home to obey the speed limits. It was suggested that adding more speed limit signs may help reduce speeding.

Thanks were extended for the solar lights at the entrance that now illuminate both entrance posts, making it easier for identifying the subdivision.

Appreciation was given for the work plowing and grading the roads.

The meeting adjourned at 2:18.