

APPROVED – August 18, 2024

MINUTES

Annual Meeting of the Mt. Harvard Estates Property Owner's Association

Sunday, August 20, 2023 – 1:00 – 2:00

33800 Vista Verde – Buena Vista, CO

Called to order: 1:08 pm. The meeting was chaired by David Harwood, president of the property owners association.

Welcome & Attendance (by Lot)

3 - Pam & Jim Camp	28 - Felix Peuckert (proxy held by Lawler)
4 - Pam & Jim Camp	29 - Adele & Steve Jackson
5 - Jenna Johnson	30 - Karen & Earl Bjurstrom
6 - Gail Tubbs (proxy held by Harwood)	31A - Marilyn Box
7 - Julie Kersting (proxy held by Trenkle)	31B - Marilyn Box
9 - David Griswold (proxy held by Hogan)	32 - Scott & Teresa White (proxy held by Box)
10 - Pam & Denny Hogan	33 - Lisa Lamb
14 - Barbara O'Donnell	34 - Daylene & Cody Wilkins
15 - Bob Groeger	38 - Bryce Booth-Dawson (proxy held by Dooraghi)
18 - Patrick Lawler	39 - Corrine Dooraghi
19 - Jamie & David Billesbach	40 - Carole & Jim Vowell (proxy held by Camp)
20 - Sharon & David Trenkle	1A - Ellen Marshall & David Harwood
21 - Jeanmarie Nestor & Philip Giroir (proxy held by Trenkle)	2A - Cheri & DJ Swearengin (Proxy held by Harwood)
22 - Jane & Will Barnes (proxy held by Harwood)	3A - Becky & Mike Landreth
24 - Shannon Enger	
26 - Karen & Alan Robinson	

30 of 45 votes were present in person or by proxy, substantially more than the 40% required (18 votes) for a quorum.

Update on 2022-23 activities

- **Bridge Inspection:** In late December, 2022, Consor Engineers inspected the MHE bridge to assess its condition and make recommendations for repairs/maintenance as warranted. Overall, the engineer's assessment is that the bridge is in good condition. The report identified a few minor problems – several deck planks were broken and the runners were showing wear and tear. These issues were addressed on the volunteer workday on July 22, 2023. The inspection company recommended clean out of dirt and debris from the abutments on an annual basis. Consor provided a written report which the board has reviewed and is available to all upon

request. Moving forward, we will clean abutments and do a visual inspection of the bridge annually. In addition, we will undertake a professional inspection of the bridge every 4-5 years.

- Firewise: As recommended at last years' meeting, MHE is taking new steps in fire prevention efforts. The process to become a [Firewise USA](#) community has been initiated. It took longer to get started than we thought because the US Forest service staff has been overwhelmed. More information about this will follow later in the meeting.
- Fire Cistern: Work has been completed on installing the 6,200 gallon firefighting cistern. This will primarily be of service in the case of a structure fire. Should the new subdivision (Trilogy) on the other side of the bridge move forward, we are likely to have more firefighting water nearby as a 15,000 gallon cistern will be required in all likelihood. The cistern was filled with purchased water brought in by tanker. If the fire department needs to use it, they are required to refill it. David extended a huge thanks to Jim Camp for all his knowledge and work on the cistern, and others extended thanks to David as well. Alan Robinson prepared a short report with photos about the project. Anyone interested in seeing it can reach out to Alan.
- Volunteer Workday: We had a very productive volunteer work day in July, with more than two dozen property owners participating to repair the bridge, trim vegetation along the road and clean the drainage ditches (which served us very well when a deluge storm descended on the community shortly after). David thanked, in no particular order, Will Barnes, Cathy and Dave Burchett, David Billesbach, Jim Camp, David Trenkle, Mike Dooraghi, Denny Hogan, Mike Krayna, Paul Kolehmainen, Kathryn Eddy, Adele and Steve Jackson, Julie and Lon Kersting, Carol and Jim Vowell, Dennis Walker, Scott White, Felix Peuckert, and Ellen Marshall for participating and taking care of some MHE chores.

Additional thanks to Alan, Denny and Larry Walker for follow up drainage work they did after the big storm. And more thanks to Jim and Bob Groeger for the continued work grading and snow plowing the roads. People also thanked David for his work, as well as to Alan who steps up on many tasks. David noted that Jim Camp has become a central nervous system for so many tasks – he knows how to do everything and contributes to everything.

- New Lot: Following a vote of the membership, Mt. Harvard Estates has a new lot as part of the subdivision, bringing the total to 45. It is numbered 31B, and lot that was originally 31 is now 31A. Marilyn Box reported that she expects a sale to close in the next few weeks.
- Trilogy Subdivision: A question was raised about the status of a proposed subdivision across the river from MHE. David shared information provided by the

developer, the Kerstings, as they were unable to attend the meeting. Per Julie Kersting: We are waiting on the surveyor to finish the interior lot lines so we can begin the soil engineering and reports. At this time, we anticipate having a new homeowners association for these 8 lots.

There are a couple of transportation issues related to this proposed subdivision. First, MHE property should know that the new subdivision will be served by part of our entry road – with primary access occurring across from the mailboxes. If/when the subdivision proceeds, MHE will have to work with the developers on an agreement for sharing access and maintenance of the entrance road above the ponds. Second, during consideration of the project by the Chaffee County Commissioners, developers were encouraged to reach out to the Colorado Department of Transportation about creation of a left turn lane on US 24 as you approach MHE from the north. If this were created, it would be helpful to all.

Property owners requested that MHE work with the new development to encourage low-impact, indirect outdoor lighting.

Firewise Program

David Harwood opened the discussion of work around MHE's participation in the [Firewise USA](#) program by reminding property owners that a designation is given by participating in the program, and that it's a journey, not a destination. The fire risk in MHE, the county and the state is quite serious. MHE will keep working on fire mitigation every year, and the forest service will continue to help guide and support our efforts.

Last year a committee was created to pursue and foster MHE's Firewise efforts. Members are David Billesbach, Bryce Booth-Dawson, Megan Robinson, with David Harwood helping on initial connections.

On behalf of the committee, David Billesbach made a presentation, and the powerpoint slides are attached to these minutes for reference and to provide a number of links to resources for property owners.

Josh Kuehn, a US Forest Service employee who is paid in part by Chaffee County to support local efforts, is our main point of contact. He came and made an initial assessment of what property owners as individuals and collectively as a community can do to reduce our fire risk. When Josh's report was first received by the committee, they were a bit surprised to learn how significant a fire risk we live with...but these conditions exist throughout the county.

Tree canopy fire is probably our biggest risk, and there is a risk of fire coming up from the river, where the most tall Ponderosa pines exist. There is only so much firefighters can do to protect our structures if there is a canopy fire. Regardless of the type of fire, there are several things we can do as individuals and as a community to reduce risk.

Individually, house hardening and strengthening defensible space are the most important things we can do around our own homes and structures. Home hardening is all about using fire resistant materials on siding, roofs, etc.; maintaining decks; and making sure that wood fences don't go up to the edge of the house.

The guidelines for defensible space around homes/structures are:

- 5' - This is the key area to keep free from flammable materials, including plants, fences, items under decks and so on.
- 5' to 30' - Trees should be 10' apart from each other and trimmed 1/3 of the way from the ground of the total height of the tree.
- 30' and beyond - Trees should be trimmed to remove laddering materials and dead branches.

Chaffee County has updated its building codes for fire prevention in this wildland interface area.

The report noted that we have some work to do as a community to ensure that Emergency Response Teams can get in and out of MHE if and when they are fighting fires. Chaffee County says 14' from roadways and 14' high need to be clear of flammable materials, and if a driveway is longer than 150', a turn-around area is needed. We also need to look at areas where it is too narrow for 2 cars to pass each other and try and create passing space.

Josh has offered to come and walk homes with anyone who requests it. This is a service provided by Chaffee County. Given the interest of a number of home owners, a day or two will be scheduled for him to come and walk several homes.

MHE has also been extended support from Chaffee Chips. Chaffee Chips is a free wildfire mitigation service coming to Mount Harvard Estates on Oct. 3-5. The countywide program helps you create defensible space around your home by hosting free neighborhood slash removal and chipping services. Property owners are asked to cut and clear brush and trees before the event and pile them at their "curbs" in neat piles for pick-up. The slash piles are hauled away in trailers by Chaffee Fire or chipped on-site by the Colorado State Forest Service. Find out how to participate in the event by visiting this website page: <https://envisionchaffeecounty.org/chaffee-chips/>. Participating homeowners MUST register

The committee will continue to work on an evacuation plan and ensure that it is clear to everyone. There are some areas of the evacuation route that need road work to make it passable for passenger cars. The gate at the other end is locked. Work will be continued with both BLM and the private property owners to address these issues.

At this point, if there is an emergency: Go to the BLM gate on the south end of MHE, drive east to the railroad tracks and then head south. There is a gate at the end. If the gate is locked, drive through it if you need to. Moving forward, the committee will make sure

there is a good understanding with BLM about it, about the gate, and a map for exit. Everyone should know that.

Everyone needs their own evacuation plan. We should not expect someone to come help – they may not be able to come when you need them. Plan for the worst and hope we don't need it. Also, people can sign up for Chaffee County's Everbridge emergency services notification services at <https://member.everbridge.net/892807736725694/login>

David Harwood wrapped up by reinforcing that there are two components of these efforts - individual actions and things we do as a community. The committee will be sharing educational materials to help guide what property owners choose to do for themselves. As a group, we'll focus on access/evacuation for homeowners and emergency response teams, as well as the possibility of purchasing a pump to be able to draw water from the river for fire fighting. What happens on your property is up to you.

Thank yous were extended to Bob Box and Alan Robinson who were so instrumental in getting fire mitigation efforts moving forward and creating a strong platform from which we can take things to the next level.

Mike Landreth asked if anyone knows any reputable people to do fire mitigation trimming. Josh has mentioned Bristlecone as a good one.

Water Reporting

Jenna Johnson heads up MHE's water reporting. Anyone who hasn't been through the process can get in touch with her so she can help prep you for reporting and provide some specific guidance. All homeowners, as always, are urged to respond to the reporting request when Jenna circulates it in October.

Our usage last year was 1.3 million gallons. We're basically stable year to year. Big thanks were extended to Jenna for her efforts coordinating the POA water reporting for the last several years,

2023 - 2024 Priorities

- Looking to the year ahead, Firewise efforts will be a major focus. When progress is made with BLM about work that can be done on the evacuation route road, we may have a work day to improve it.
- Chaffee County has recently changed its building code for fire mitigation and accessory dwelling units (ADUs). In light of these developments the board has decided to set aside consideration of the proposed changes/updates to the Architectural Control Guidelines. As more consideration is given to these new issues and decisions made, we can incorporate those outcomes into the proposed

updates and have the property owners consider a whole package. At some point in the fall, there will be an open meeting to discuss the issues. We will strive to have people who are familiar with these policy changes as part of that meeting and plenty of opportunity for people to provide input.

- A volunteer workday will be held in the spring, before it gets too hot.
- Corrine volunteered to coordinate an update of our road signage to help make roads more identifiable (and signs consistent with firefighting) and address other issues – such as parking in front of the emergency egress at the South BLM gate.

Minutes

A correction was made to the minutes, fixing the previously incorrect date. Pam moved, and Marilyn seconded, that the minutes from the 2022 annual meeting be approved as drafted and circulated. The motion was approved unanimously.

Budget

A proposed 2023-24 budget was circulated prior to the meeting. Minor modifications were made prior to the meeting – correcting the dates, increasing the projected income by \$250 with the addition of the new lot and attributing that amount to road maintenance.

	Approved Budget for 2022/2023		Expected Income and Expenses for 9/1/22 - 8/31/23		Proposed Budget for 2023/2024	
	2022/2023	2022/2023	2022/2023	2022/2023	2023/2024	2023/2024
	Projected Income	Projected Expenses	Income	Expenses	Projected Income	Projected Expenses
	11,000.00		11,000.00		11,250.00	
Expense Categories:						
Government/Legal/Fees		400.00		142.06		400.00
Legal fees		0.00		1,500.00		2,000.00
Insurance		2,000.00		1,795.00		2,000.00
Road maintenance		2,800.00		5,200.00		3,250.00
Chipper rental		500.00		0.00		0.00
Postage/Mailing/Website		250.00		221.86		250.00

Miscellaneous		400.00		0.00		400.00
Fire Cistern		0.00		4,000.00		1,000.00
Balance applied to reserve acct		4,650.00		-1,858.92		1,950.00
		11,000.00		11,000.00		11,000.00
Bank account balances projected to be \$24,000 at fiscal year end (9/1/23)						

Steve Jackson reported that we expect to end the year with about \$22,000 in our bank accounts. Once again, all property owners paid their dues. The 2023-24 budget anticipates income of \$11,250 from dues, \$9300 in expenses and the remainder (\$1950) going to the reserve account.

David Trenkle moved, and Alan Robinson seconded the approval of the budget. The motion was approved unanimously.

Board & Officer Elections

The board terms of Corrine Dooraghi and Patrick Lawler end this year and they are amenable to staying on the board.

Adele moved, and Mike seconded, that the slate be approved. The motion was approved unanimously.

Other Business/Announcements

- Grading/plowing – Anyone interested in learning how to help out with road grading and plowing, please let David Harwood know.
- Engaging in leadership - David encouraged people to think about how they might participate in the volunteer and leadership positions for the community. Over the next year he may be recruiting some people to try and refresh our leadership groups.
- Roster - A roster was circulated for people to update contact information. It is important to keep the roster up to date as the information is shared with the Chaffee County Sheriff's office in case it is necessary to reach someone in an emergency. Should contact information change, please let our Secretary, Ellen Marshall, know.
- Shannon shared appreciation for the help in resolving issues with Lot 23. David noted the patience of several of the surrounding neighbors and that efforts will be made to try and keep ahead of it in the future.

- Lisa thanked folks for helping to find Mr. Spokes, her blind cat, and appreciates the care and love in the community. She and Kirt hope to contribute more when their professional lives quiet down a bit.

The meeting adjourned at 2:36