

**Minutes of the Annual Meeting of the
Mt. Harvard Estates Property Owner's Association
Sunday, August 14, 2016**

The meeting was called to order at 1:04pm

Introductions/Attendance

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|----------------------------------|-------------------------------------|
| 1. Casi & Brian Biebl (proxy) | 14. Ellen Marshall & David Harwood |
| 2. Pat & Elvin Benton | 15. Bill & Cheryl Mehaffey |
| 3. Karen & Earl Bjurstrom | 16. Jenna Nale |
| 4. Marilyn & Bob Box | 17. Barbara O'Donnell (proxy) |
| 5. Janie & T.R. Evans | 18. Tony Pingatore (proxy) |
| 6. David Griswold | 19. Karen & Alan Robinson |
| 7. Bob Groeger | 20. Megan Robinson & Felix Peuckert |
| 8. Kirt Hine (proxy) | 21. Bonnie & Jim Stohlquist |
| 9. Pam Hogan | 22. Gale Tubbs (proxy) |
| 10. Bob Hughes | 23. Carolyn Plyler |
| 11. Lon Kersting | 24. Sharon & David Trenkle |
| 12. Becky & Mike Landreth | 25. Charlene & Larry Walker |
| 13. Teresa Loftin & Shawn Rhoads | |

Steve and Adele Jackson, who are in process of purchasing the Benton's home, were also in attendance.

Wildfire Risk Ratings/Wildfire Mitigation Discussion

Two projects have been underway at Mt. Harvard Estates to protect against fire – one with the Colorado State Forest Service and one with BLM. An update on each was provided

Damon Lange - Salida District Forester, Colorado State Forest Service reported that last spring a wildfire mitigation assessment was undertaken of MTE. The results of the assessment (previously distributed) include a map with color blocks, each representing a risk rating indicating what a property owner should do when a fire approaches with little warning. The risks ratings are: very high risk (prep and leave), high (prep and leave), moderate (prep and hold), low (standalone). This assessment, among other things, guides where fire engines will be directed in case of fire. Other subdivisions in Chaffee County have had the same kind of assessment.

Damon, who is also a volunteer for the Chaffee County protection district, recently worked on the crew fighting the Beaver Creek in Walden, guiding engine and hand crews were to go each day. He noted how important the maps are that they use, and this updated Wildfire Risk Rating map will be used by fire officials should there be a fire in the area.

The Colorado State Forest Service publication: Protecting Your Home from Wildfire: Creating Wildfire Defensible Zones was distributed, and for future reference can be found at

http://static.colostate.edu/client-files/csfs/pdfs/FIRE2012_1_DspaceQuickGuide.pdf.

The Chaffee County commissioners have provided funding to the Colorado State Forest Service to provide one-on-one guidance to property owners, should they request it. From November – April, property owners can contact the Colorado State Forest Service Salida District at 719 539 2579 to schedule a time to have someone come and see your property and discuss with you how to reduce risk. This may include issues like how to keep that tree you love that is close to your house while doing what you can to mitigate fire exposure in the area around the tree. This service is free to property owners.

In response to questions, Damon noted that

- Healthier trees are a little less likely to flame because of their moisture content – but it depends a lot on the ladder fuels (grasses, shrubs and low dead branches) nearby.
- Mt. Harvard Estates is not at any greater fire risk because there is no water. The fire risk is based mostly on the fuels around – even with water, fire can be too intense.
- The spray foam that is advertised is likely not as effective as advertised – better off mitigating the fuels, which also promotes better forest health.
- Lightening and human action are the main causes of fire. Wind is the huge driver once started.
- Keeping the natural mulch under trees helps maintain moisture in this dry and rocky environment – but that is better under trees. Such mulch should be cleared at least 5 feet away from structures.

Bob Box noted that fire mitigation is a cooperative effort between agencies – and it takes more for them to do their work if we don't do what we can on mitigation. We don't have to do everything they recommend – those are personal choices. But we can all be better informed about the risk.

Bob also updated on fire mitigation efforts that are being undertaken by the BLM on the lands it manages around MHE. This is the result of eight years of discussions with BLM. Over the next two year to support fire control in the 600 acres surrounding MHE, BLM is coming to remove dead and diseased trees, as well as lower dead branches. As a result, expect to see large piles of tree material around. BLM will conduct winter burns when snow is on the ground to remove the debris. This whole effort is expensive (\$425 per acre) and BLM can't afford to chip this large amount of debris. A letter from the BLM, as well as a map of the work area was previously distributed to property owners. Teresa Loftin noted that their house is not on the fire map, and was encouraged to contact Damon to have that corrected.

Review of Minutes

TR Evans reviewed the minutes and provided brief update:

- Updated MHE governance documents, including the Architectural Control Policy, are finalized. Required documents are on file with the county.
- We're trying to get to 100% compliance of each home having a working water meter and regular reporting. Don't want to get crosswise with the state on water rights
- For those having outdoor files, be sure you have rakes, shovels, water and other ways to extinguish a fire nearby – and that fires are completely out before you leave the area.
- Likely to have another chipping session next year. While we can't require people to engage in

fire mitigation, we can encourage our neighbors to undertake efforts (and other property owners will help) to help protect the neighborhood.

- Updates/repairs to the bridge were made
- Still don't have a jersey wall – but an approach to addressing the slide issue will be addressed during the road work in the near future.
- Signs urging people to watch for falling rocks have been installed
- New tractor blade obtained
- New entrance sign installed

Jim Stohlquist moved, and David Harwood seconded, that the minutes be approved. The minutes were approved unanimously.

Treasurer's Report and Proposed Budget

Treasurer Marilyn Box provided a brief summary of the treasurer's report and budget that were provided to the property owners prior to the meeting. The board approved the budget via email prior to the property owner's meeting.

The checking account, which is the general operating account, had a balance of \$8,163.31 (as of 6/30/16) and the savings account balance was \$15,051.17. The fiscal year was shifted so it coincided with the annual meeting.

This year there was increased income due to collection of past-due HOA dues. For the first time in quite a while, all dues from property owners were collected.

The balance of around \$4000 has been transferred to the savings account to use for larger projects, including the road work the board approved in June. Even with that expense, we expect about a \$7,000 balance.

The budget for the year ahead is \$8,800, which is also the projected income.

Cheryl Mehaffey moved, and Janie Evans seconded, that the treasurer's report and budget be approved. The motion passed unanimously.

Road and Bridge Maintenance

Bill Mehaffey reported that the board approved a proposal from Miles Construction to do recovery grade and road improvement process, including creating a crown and putting Durablend on 1.1 miles of the road) at a cost of approximately \$12k. The work is likely to begin in late August. An email to all property owners will confirm the timing and if there are going to be any access issues to attend to. Because Miles Construction will be pulling road base in from the edges, it may be useful to do a community trim of some vegetation so that it isn't pulled into the road. Larger rocks in the road will be integrated into the grade, not removed. The caution was raised to not scrape vegetation on the west side of the road that is on the east side of the river. Before construction begins, Bill Mehaffey, TR Evans, Lon Kersting, Jenna Nale and Miles Construction will meet beforehand to discuss plans for road work and the jersey wall at the slide area on the road. It was noted that if everyone driving on the road would slow down to the speed limit it would support good road health. TR Evans and Alan

Robinson did a lot of work creating drainage ditches, which helps protect the road – and we all thank them for that.

Road Blading with the Association Tractor

Larry Walker is retiring from his position of MHE road grader. Shawn Rhoads volunteered to take on that work. Appreciation for Larry's work was expressed, as well as to Shawn for stepping up.

Bridge Maintenance and Entrance Road Issues

Lon Kersting reported that there is no obvious work needed on the bridge now. Some roadside vegetation trimming is needed, including taking out the dead trees. TR Evans reported that some people have volunteered to refinish the entrance sign posts, and repaint the name Mt. Harvard Estates. A community work day will be set to do this work.

Janie Evans moved, and Bill Mehaffey seconded, the expenditure of approximately \$100 to treat and paint the entrance sign. The motion was approved unanimously.

Architectural Control Committee

Ellen Marshall reported that the updated guidelines were distributed to the entire membership, and reminded people that before undertaking any construction or changes to the exterior to submit an application to the committee. The committee (Ellen Marshall, Janie Evans and Pam Hogan) will respond as quickly as possible.

Water Meters and Water Use Reporting

Alan Robinson encouraged everyone to have a working water meter and to comply with the reporting. The goal is to have 100% compliance with the State of Colorado for wells and meters by October 1, 2016. At this point we're still 3-4 homes shy of full compliance. Financial assistance up to \$150 is available to property owners that need it to update their meter and should reach out to the board president. Lack of reporting puts property owners at risk of additional water fees. Alan is "retiring" from the position of water meter reporting, and Jenna Nale volunteered to take on that role for the association.

MTE property owner map for Emergency Services (and our) Use

Megan Robinson volunteered to make the updates to the map as needed.

New Solar Light System for our Entrance

David Harwood reported that a new LED solar light has been installed at the entrance, and is much brighter than anything we have had in the past. It is programmed to go on at dusk for 6 hours. In winter the panel and battery are sufficient for lighting the entrance even with a week of cloudy weather. We will assess performance for some time and, if needed, get a second light for the north sign.

New Business

No new business was raised.

Board Elections

Three board positions are open: TR Evans, David Harwood and Cheryl Mehaffey (who had been filling

Knox William's position when he moved). Pam Hogan nominated and Karen Robinson seconded David Harwood to another term. The motion was approved unanimously. Jenna Nale nominated, and Alan Robinson seconded Cheryl Mehaffey to a term. The motion was approved unanimously. Teresa Loftin nominated, and Ellen Marshall seconded, the nomination of Felix Peuckert to a term. The motion was approved unanimously.

Alan Robinson spoke for the group in expressing deep appreciation for all that TR Evans did on the board, and as board president.

The meeting adjourned at 2:38

Attachments

- Property Owner Roster - updated

Board Meeting Minutes

The new board convened to elect officers, immediately after the annual meeting. Prior to those elections, there was discussion about dividing lead roles among the members, particularly since several board members do not live at MHE full time.

Jenna Nale moved and Cheryl Mehaffey seconded that David Harwood serve as Board President and Teresa Loftin as Vice President. The motion was approved unanimously.

Teresa Loftin agreed to be responsible for making the determination for snow plowing needs, reaching out to the contractor and informing property owners when plowing will occur. The threshold is when there is 6" of snow on the ground that the snow plow is called.

The board discussed the benefits of having Miles Construction also do snow plowing so they can help maintain the road work it will be undertaking this summer. Cheryl Mehaffey said she would reach out to Miles about that, as well as property owners being able to have Miles plow driveways to be paid for by the individual. Antero cost MHE about \$125 per sweep last year – but that was typically only for one lane.

The meeting adjourned.

Please note:

Board Members

David Harwood, President
Teresa Loftin, Vice President
Cheryl Mehaffey
Jenna Nale
Felix Peuckert

Officers (non voting)

Marilyn Box, Treasurer
Ellen Marshall, Secretary

Architectural Control Committee

Ellen Marshall, Chair
Janie Evans
Pam Hogan