

**MINUTES**  
**Annual Meeting of the Mt. Harvard Estates Property Owner's Association**  
**Sunday, August 20, 2017 – Noon – 3:00 pm**  
**33800 Vista Verde Loop – Buena Vista, CO**

Called to order: 1:05

**Welcome and Introductions**

1. Karen & Earl Bjurstrom (#30)
2. Marilyn and Bob Box (#31)
3. Bob Groeger (#15)
4. Lynelle & Kevin Denton (#35)
5. Jaime Hagen & David Billesbach (#19)
6. David Griswold (#9)
7. Pam & Denny Hogan (#10)
8. Adelle & Steve Jackson (#29)
9. Lisa Lamb & Hirt Hine (#33)
10. Becky Landreth (#3A)
11. Tana & Patrick Lawler (#18)
12. Teresa Loftin & Shawn Rhoads (#12)
13. Ellen Marshall & David Harwood (1A)
14. Cheryl & Bill Mehaffey (#39)
15. Debbie Miller (#25)
16. Barbara O'Donnell (#14)
17. Tony Pingitore (13)
18. Felix Peuckert (#28)
19. David & Sharon Trenkle (#20)
20. Larry & Charlene Walker (#36)
21. Dave & Cathy Burchett #16 (proxy held by Harwood)
22. Sharon Hughes #11 (proxy held by Hogan)
23. Lon & Julie Kersting #7 (proxy held by Walkers)
24. Jenna & John Nale #5 (proxy held by Hogan)
25. Carolyn Plyler #23 (proxy held by Harwood)
26. Karen & Alan Robinson #26 (proxy held by Boxes)
27. Bonnie & Jim Stohlquist #8 (proxy held by Harwood)
28. Bonnie & Jim Stohlquist #27 (proxy held by Harwood)
29. Cheri & DJ Swearengin #2A (proxy held by Harwood)
30. Gail Tubbs #6 (proxy held by Trenkle)

**Summary of Last Year's Priorities**

President David Harwood reviewed progress during the past year:

- Thanks to Bob Box's leadership, the BLM agreed in 2016 to undertake fire mitigation trimming on lands to the North and South of MHE.
- Bill Mehaffey spearheaded the long-in-the-making project to regrade and treat the roads—and the improvements are apparent.
- This past fall, Teresa Loftin & Shawn Rhoads did a lot of investigating options for a new tractor, and found us a great deal.
- David noted that he reviewed all the MHE files, which provide a sense of how much many property owners have contributed to the association over the years, including current owners the Walkers, Hughes, Boxes, Robinsons, Bjurstroms, Mehaffeys, Kerstings and many others. The association is grateful for all the work undertaken to make our neighborhood what it is.

**Approval of 2016 Homeowners Meeting**

- Following introduction, Pam Hogan moved approval of the minutes from the August 2016 homeowners meeting. Cheryl Mehaffey seconded and the minutes were unanimously approved.

**Key Issue Updates**

- **Spring 2017 road maintenance project – grading, application of Durablend – Bill Mehaffey**  
This expenditure of funds was approved in 2016, but the work was undertaken in the Spring of 2017 by Miles Construction. Bill reported that Miles did a good job of expanding road width, grading/filling and trenching along the hillsides to facilitate runoff. With all the rain this summer, a few potholes formed and were recently filled in. Durablend was applied to the most heavily trafficked portions of the roads, has been successful in dust control and should last through at least summer 2018. Thanks were offered to Alan Robinson, who has consistently worked to maintain drainage on the hills (and we know he welcomes volunteers to learn how to help with that work). The grade around the pond is a problem unless the trenching is done. If you see water building up or a problem, please let David Harwood know. Everyone slowing down and following the speed limit (10 mph on the inclines and 20 on the flats) would help maintain the roads. Encourage your visitors -- and delivery people -- to do so as well.

### **Snowplowing and road blading with association tractor – David Harwood**

We learned a lot last winter from using our new tractor. Shawn Rhoads played a leadership role in snowplowing. Larry Walker recommended that a second pass be done on the roads to widen the area that is plowed. It was noted that doing driveways is a challenge because they take a lot of time, areas aren't well marked, it's unclear where people want the snow pushed, and plowers are not aware of where buried boulders or other homeowner possessions might be. Roads will always be the first priority, and new options on the driveways will be explored. David Trenkle (one of our volunteer plowers) suggested an hourly rate for plowing the driveways since they are more time consuming than the road plowing done by volunteers.

### **Bridge maintenance needs**

At this point there don't seem to be any significant maintenance needs related to the bridge. The issue was raised of fortifying siderails on the bridge. Larry Walker noted that putting railings on changes the classification of the bridge and then adds all kinds of additional requirements. Kevin Denton asked if the bridge were ever inspected. Bob Box noted that in 2010, when high water challenged the footings, an engineer was consulted and determined that while work was needed on the footings, the bridge itself was in good shape. It was noted that periodic engineer's assessments would be a good idea. Larry Walker and others noted that the major structural beams are directly below the planking on the bridge and that drivers should always drive on the planks. If visitors or large deliveries are anticipated, it is good to remind them of the need to use care, mind restrictions and stay on the planks.

Teresa Loftin noted that roads and the bridge bind our community together and their care is essential for our safety and access. That is why roads constitute the largest expenditures of the budget and are always worth discussing at our HOA meetings. She also noted that work needs to be done to better mark and clear the emergency exit through BLM lands on the south side of the subdivision. Bob Box will remind the BLM to help redefine the emergency exit route during the fire mitigation work on the land south of our subdivision this fall.

### **Treasurer's Report and Proposed Budget**

Treasurer Marilyn Box highlighted key points in the Treasurers Report. This year we did have the large road maintenance expenditure (\$12,000) and the down payment on the tractor (\$5,000) as well as the first year installment payment (\$2150) for the tractor. These expenditures significantly reduced our reserve. Currently there is \$5,122.72 in the checking account and \$2,838.80 in the savings account. There are 5 more annual payments of \$2150 to make on the tractor.

David Harwood noted that the budget includes a Board-approved annual assessment increase, the first increase in more than seven years. He noted that before 2009, assessments increased every few years and that special assessments had been levied on at least two occasions. To compare our assessments with surrounding developments, David Trenkle gathered the following information on annual assessments: Game Trail - \$725/year (includes trash/recycling); 3 Elk - \$400/year; Wapiti Trail West - \$520/year; 4 Elk - \$300/year; The Reserve at Cottonwood: \$920/year; Mesa Antero (voluntary) \$55/year (largely because it is served by county roads).

The Board approved and proposed to the membership that the annual assessment be increased by \$50, for a total of \$250 in order to account for inflation and help increase the association's reserves. The proposed budget envisions allocating more than \$3000 to the reserve and any additional savings from the budget will be placed in the reserve savings account.

Barbara O'Donnell reminded that when there was a special assessment for the bridge, it was spread out \$100 a year over several years. Sharon Walker added that it is nice to have a reserve cushion in case major bridge/road expenditures arise.

Teresa Loftin moved to increase the annual assessment to \$250 per lot (a \$50 increase), and Kirt Hine seconded it. The motion was unanimously approved.

Teresa Loftin then moved to approve the proposed budget, and Tana Lawler seconded it. The motion was unanimously approved.

Harwood noted that the MHE fiscal year was shifted by the Board to begin on September 1<sup>st</sup> so the Association can ensure compliance with state requirements. Finally, appreciation was extended to Marilyn Box for her outstanding service as treasurer. The Board approached Steve Jackson to serve as treasurer, and he agreed to serve in that capacity.

### **Fire Mitigation**

Bob Box reported that in October or November (after the beetle migration) BLM will do another thinning on the lands south of Mt. Harvard Estates. It will likely take 1-2 day, and the funding, survey and contractor are in place to implement it. BLM will be going through our emergency exit gate, and will seek to redefine the emergency exit route over BLM lands. The burning of the slash piles to the north of Mt. Harvard Estates will take place this coming winter, when the conditions are just right (combination of snow on the ground, no wind and other calculations to minimize smoke). The burns will be overseen by Salida Fire (the same people that fight the fires). The BLM piles will be burned completely. As soon as Bob hears about dates for the planned burns, all property owners will be notified.

Pam Hogan informed everyone that they can sign up for a dumpster to be delivered by the Chafee County Fire Protection District for collection of tree trimmings. They deliver it and pick it up for a cost of \$40. They also provide reflective address signs for \$10, and encourage everyone to get them as it will always help emergency vehicles (and others) locate properties, if needed.

### **Water Use Reporting**

Jenna Nale is the point person for water reporting. The association has a collective water right, and we have to report on it on an annual basis to the water authority and the State. Everyone is supposed to have a functioning water meter. In September, Jenna will send out the request for a reading. Please take the reading as close as possible to October 31, which is the end of the water year. If you're not going to be around there, take a reading before you leave. It is important to report accurately and in a timely manner.

### **Architectural Review**

David provided a reminder that if property owners are planning to build anything on their land or make any changes to the exterior (patios, fences, etc.) application to the Architectural Review Committee is required prior to commencement of work. This ensures that nothing runs afoul of our guidelines. Contact Ellen Marshall if you need the guidelines or an application.

### **Board Focus for the Year Ahead**

David Harwood noted that, while the prior year had been full of activity, the year ahead would focus more on minimizing expenditures and fortifying the reserve. In the Spring we'll likely have a community work day – stay tuned for updates. He also noted that in the next few months the Board will be working on developing some clarifications about short-term rentals and issues related to outbuildings on properties.

### **New Business – What's on your mind?**

Denny Hogan noted that to ensure visibility on the hillside between the west side of the bridge and the entrance, we may need to cut back vegetation more than once a year. David Harwood reminded the homeowners that that land is private, and we should not take any action without the owners approval, and that we would likely seek approval to do some trimming during our Spring work day.

Tana Lawler inquired about the slide above the road. David Harwood noted that the property owners do not want the association to take any action there out of concern that it could cause more damage. The stones are starting to build up at the base of the slide and appear to be improving the situation slightly by slowing down and in some cases stopping falling stones.

An inquiry was made about the parking spot near the entrance. It was noted that this is private property.

### **Board Elections**

The Board terms of Teresa Loftin and Jenna Nale are expiring. In light of her duties associated with water reporting, Jenna does not wish to be renominated. Charlene Walker nominated Teresa Loftin to serve another term on the Board. David Trenkle seconded the motion. The nomination was approved unanimously. Jaime Hagen nominated Patrick Lawler to serve on the Board. Marilyn Box seconded the motion. The nomination was approved unanimously.

The meeting adjourned at 2:30 pm.

The Board meeting convened at 2:40.

In attendance:  
David Harwood  
Teresa Loftin  
Cheryl Mehaffey  
Felix Peuckert  
Patrick Lawler.

The Board unanimously approved the officer slate:

David Harwood, President  
Teresa Loftin, Vice President  
Steve Jackson, Treasurer (non-voting)  
Ellen Marshall, Secretary (non-voting)

The Board discussed developing some clarifications on short-term rentals and outbuildings at Mt. Harvard Estates. The Board agreed to gather some key information and will aim to meet informally in October to begin shaping some guidance. Information on county regulations, precedence of county v. covenants, whether short-term rentals make a residential property a commercial property and other pertinent information will be collected and shared. The Board will seek to develop standardized guidance for property owners to ensure compliance with MHE Covenants, County regulations and State law. The Board will seek to have any recommended changes to the Association's Responsible Governance Policies prepared for consideration by the full membership in August 2018.

The Board will also work with the volunteer snowplow crew to develop procedures for snowplowing in the upcoming winter months, with special reference to rates and procedures for driveway plowing. Consideration will be given to whether some smaller equipment, such as snowblowers or ATVs fitted with a plow could be useful in addressing driveways.

3:08 – meeting adjourned.