

# **Approved**

## **MINUTES**

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

**Sunday, August 21, 2022 - 1:00 - 2:00**

**33800 Vista Verde - Buena Vista, CO**

Called to order: 1:05 pm. The meeting was chaired by David Harwood, president of the property owners association.

#### **Welcome & Attendance (by Lot)**

3 - Pam & Jim Camp (Proxy held by Harwood)	26 - Karen & Alan Robinson
4 - Pam & Jim Camp (Proxy held by Harwood)	28 - Felix Peuckert
5 - Jenna Nale	29 - Adele & Steve Jackson
6 - Gail Tubbs	30 - Karen & Earl Bjurstrom
7 - Julie Kersting	31 - Marilyn & Bob Box
9 - David Griswold	32 - Scott & Teresa White (Proxy held by Box)
10 - Pam & Denny Hogan	33 - Lisa Lamb
12 - Stacy & Mike Krayna	35 - Annette and Steve Adams
14 - Barbara O'Donnell	36 - Charlene & Larry Walker
15 - Bob Groeger (Proxy held by O'Donnell)	39 - Corrine Fowler & Michael Dooraghi (Proxy held by Vowell)
16 - Cathy & Dave Burchett (Proxy held by Harwood)	40 - Carole & Jim Vowell
18 - Patrick Lawler	1A - Ellen Marshall & David Harwood
19 - David Billesbach	2A - Cheri & DJ Swearengin (Proxy held by Harwood)
20 - Sharon & David Trenkle (Proxy held by Harwood)	3A - Becky & Mike Landreth

28 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 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.

#### **Minutes**

Felix Peuckert moved, and Pam Hogan seconded, that the minutes from the 2021 annual meeting be approved as drafted and circulated. The motion was approved unanimously.

#### **Update on 2021-2022 activities**

David Harwood provided several updates from the previous year:

- Overall it's been a smooth year in the neighborhood.

- Thanks were given to the members of the board – Patrick Lawler, Felix Peuckert, Corrine Fowler and Jim Camp, Treasurer Steve Jackson, Secretary Ellen Marshall and Architectural Review Committee members Marilyn Box and Pam Hogan for the time and effort put in to MHE.
- Thanks were also extended to everyone who participated in our community volunteer day on June 11. Volunteers cleared the drainages adjacent to the entry road; gabion baskets were emptied and refilled so that debris could be cleared out behind them; several bridge runners were repaired; trimming was done to improve visibility on the roadway; and road signs were painted with reflective paint. These efforts were timely ahead of the rainy summer. It was noted that gabions are working well in stopping rocks from sliding onto roadway, as are additional runners suggested by Alan Robinson.
- Maintaining roadways remains one of the association's key tasks throughout the year. We talked last year about spending some money on professional grading. David reached out to some contractors to do the work, but it is challenging to get their attention these days, let alone get on the schedule. The early season rains softened the soil and we were able to move a lot of material to trouble spots on the roads. Subsequently, the roadbase set up firmly and they stayed in decent shape over the summer months. By avoiding the professional grading, the POA saved about \$10,000. We'll continue to monitor and see if/when a professional grading is needed.
- The winter snow plowing work is undertaken by Jim Camp, David Harwood and Bob Groeger. This past year did not have a lot of snowfall and plowing went smoothly.
- The final tractor payment was made this year. The POA should feel good about the tractor investment as it has allowed us to do our own snowplowing and grading with newer equipment.
- Jenna Nale presented the annual report on our POA water usage. When property owners report their usage to Jenna, she compiles it and reports on the POA's behalf as required by state statute. The water year is Nov 1 to Oct 31. In October she emails a notice to property owners with the information and forms to fill out. If there is no reporting from a property owner, the state requires a default number, which is several times higher than the actual amount. Last year we only had two non-reporters.

For the last three years our annual water consumption has remained the same. The total for MHE is 1,298,000 gallons. We only have to report 10% of that total because we all are on septic systems, which puts water back into the ecosystem. When the subdivision was originally created, a water allotment was purchased – 2 acre feet. That doesn't equate to a specific amount – it ends up being a range based on how much water is available. If the drought continues, Twin Lakes reservoir will have less water, and our allotment could be smaller. But we're in very good shape now and looking to the future. It is important that all residents report their annual consumption in October so that water authorities know we are using the water allotted to us.

Jenna noted that if she sees big changes in individual usage numbers, she'll contact the homeowner in case there is a leak or other problem at the house. She also noted that individuals could purchase a water detector sensor for about \$30 on line with an app that can notify you of unusual usage helping identify potential problems. This can be handy especially for those with meters in inconvenient locations.

Big thanks were extended to Jenna for her efforts coordinating the POA water reporting for the last several years, and to Alan Robinson for his work getting a system in place and coordinating it for many years.

### **Plans for 2022-2023**

Next, David Harwood outlined some of the priorities identified by the Board for 2022-2023:

- If the budget is approved, a spreader for the tractor will be purchased in the fall. It will enable throwing sand on the hills on the worst icy days.
- The board also suggested that an engineer inspect the bridge periodically for overall soundness. The bridge is arguably the most important asset of the POA. The bridge was substantially strengthened about 10 years ago and seems to be in excellent condition. That said, it makes sense to have occasional professional inspection to ensure structural soundness and head off potential problems. In the coming months an inspection will be arranged.
- Volunteer Day – we will have a volunteer day next spring. Tasks are likely to include cleaning out behind gabion walls, clearing drainages and other basic tasks. If there is enough tree trimmings to justify rental of a chipper, we will do so. It is also possible that volunteers could help the Camp's finish a trail down to the river on Lot 3. The Camp's recently purchased this undeveloped, unbuildable lot and are putting a trail on it in hopes of making the trail available for property owners to use for access to the river. It was noted that the Camp's may wish to establish a system for shared use - stay tuned for updates and do not access the property without getting permission from the Camp's. Gail noted the generosity of this sharing and suggested that if the Camps are incurring any costs building the path, that the POA support them covering some of the costs.
- We should renew our fire mitigation efforts in view of ongoing drought and wildfire risks. Big thanks were extended to Bob Box and Alan Robinson for their years long leadership on fire mitigation efforts within MHE. Not only did they get some funding to reimburse property owners for fire mitigation efforts on their properties, but they also spent many years persuading the BLM to do the mitigation work on the lands surrounding us. For all that work, it's easy to feel like we're done. The board suggests that we initiate consistent and ongoing fire mitigation efforts. To help with that, we'll be pursuing a [Fire Wise](#) designation, working with the Colorado Forest Service on an ongoing basis to prioritize actions and constantly evaluate what more can be done. We'll need to develop a small Fire Wise committee, ideally with participation from newer residents. If anyone would like to volunteer on a Fire Wise committee, let David know.

- The board has asked the Architectural Review Committee to refresh the existing policy. One area to address is providing some clarity about detached structures (the number, size, and styling of such structures). County regulation is that detached structures cannot have any plumbing. They will also look at how the policy could consider firewise building materials. If anyone has issues they want the committee to consider, please email Marilyn, Pam or Ellen.

## **Reminders**

- It's great that people are continuing trimming trees for fire mitigation. The ideal time for this trimming is October to April. Trimming during these months prevents the spread of harmful insects. The dying trees in the foothills of the Collegiate peaks are signs of more beetle infestation. On a more positive note, the Pinon scale seems to be receding.
- Septic – Don't forget about getting your septic tank pumped out periodically. We have heard about some subdivisions having trouble with some overflow situations.
- Radon is high in this area, and getting a radon test and, if necessary, a mitigation system may make sense. Jenna noted that free radon tests are available through the county health department.
- Please drive slowly on the subdivision roads. It makes a big difference in keeping dust down and reduces wear and tear on the roadways. Speed limits are 10 mph on the hills and 20 mph elsewhere.
- Our website – [www.mountharvardestates.org](http://www.mountharvardestates.org) – has a lot of basic information including the subdivision map, roster, covenants, bylaws, architectural review guidelines and application and more. If you have any trouble accessing information, let David know.
- Dogs – Be sure to keep them under control, on your property, and not interfering with others' peaceful enjoyment of the area. Nice or not, dogs charging people can be unnerving. Please pick up after your dogs as well – along the roads and trails.

## **Potential New Properties in the Area**

David reported that there are two potential property additions in proximity to the MHE subdivision. One possible development involves creation of lots on land on the west side of the river, north of the entry bridge. The second is the possible addition of a lot adjacent to MHE to the subdivision.

The Kerstings own the land on the west side of the river, on the top of the hill down to the river. Julie Kersting shared that they are exploring subdividing the 26 acres into a number of lots to be determined. They are working to get a survey of the property. The lots would be located to the north of the bridge. Not much can happen until a survey is complete. David noted that if the Kerstings move forward, they may create a new subdivision or perhaps consider having the lots incorporated into this one. In either case, we'll need to make some arrangements about some common issues, like road maintenance and access. The Kerstings have been kind in providing an easement through that land to enable access to MHE and we look forward to working with them on it if/when they move

forward.

On the north end of the subdivision, there also may be a lot developed. David noted that this land was long assumed to be owned by BLM but was actually part of the big Darling farmland on the west side of the river. Several years ago, the Boxes purchased the land, which is adjacent to their Lot 31. The Boxes now are considering selling the land and are working with the County to enable this 2.25 acre lot to have access through lot 31. They are getting water rights as well, so water for this lot will be independent of the POA's allowance. If the county approves, the Boxes would like the POA to consider adding that lot to the subdivision. They will keep the board posted on the county's consideration. David noted that this plan is consistent with the subdivision in terms of size, water, etc. David consulted the attorney we have worked with in the past and he indicated that adding this lot to the subdivision would not create any significant issues. The Boxes noted that the path through their property that they make available to neighbors will skirt the new lot and will still be available to people. David extended thanks to the Boxes and Bryce Booth-Dawson (and formerly the Mehaffey's) for sharing the paths on their land to give the rest of us access to the public lands.

## Budget

A proposed 2022-23 budget was circulated prior to the meeting.

	Approved Budget for 2021/2022		Expected Income and Expenses for 9/1/21 - 8/31/22		Proposed Budget for 2022/2023	
	2021/2022	2021/2022	2021/2022	2021/2022	2022/2023	2022/2023
	Projected Income	Projected Expenses	Income	Expenses	Projected Income	Projected Expenses
	11,000.00		12,004.00		11,000.00	
					44 lots x \$250	
<b>Expense Categories:</b>						
Government/Legal/Fees		400.00		142.06		400.00
Insurance		2,000.00		1,795.00		2,000.00
Road maintenance		10,000.00		3,391.63		2,800.00
Chipper rental		500.00		0.00		500.00
Postage/Mailing/Website		250.00		221.86		250.00
Miscellaneous		400.00		0.00		400.00
Tractor payments (Final pymt 2022)		2,150.00		2,450.00		0.00

Balance applied to reserve account		(4,700.00)		4,003.45		4,650.00
		<b>11,000.00</b>		<b>12,004.00</b>		<b>11,000.00</b>
Bank account balances projected to be \$25,846 at year end less any additional expenses						
Bank account balances as of 7/22/22: Checking Account = \$11,261.98 Savings Account = \$14,584.35						

Steve Jackson reported that we ended up year with \$25,846 in our bank accounts. The 2021-22 budget year was the first time in several years that all property owners paid their dues. Our income was a bit higher than expected because, after the Camps purchased Lot 3, the delinquent dues on that lot were made whole.

The 2022-23 budget anticipates income of \$11,000 from dues, \$6300 in expenses and the remainder going to the reserve account. The expenses include purchasing a spreader and assume no other unusual expenditures.

David noted that in general, we've been careful with the budget – holding down expenses and working to build up our reserve funds in preparation for major bridge or road repairs that may arise in the future. On several occasions reserves have gotten low and we have worked hard to get the reserves above \$20,000 (we will end the current budget year with more than \$25,000 in reserve). Given increased costs for most everything, and the fact that no major expenditures are required at present, we can continue building the reserve, perhaps eclipsing \$30,000 next year. Larry Walker recommended continuing to build the reserve as long as we are able. Denny Hogan recalled that in the past, a special assessment of \$800 per property owner was needed to replace the bridge. To that point, Steve noted that the reserve is enough to credit about \$600 per lot – so at least we have that in hand.

Gail Tubbs moved, and Steve Adams seconded the approval of the budget. The motion was approved unanimously.

### **Board & Officer Elections**

The board terms of David Harwood and Felix Peuckert end this year and they are amenable to staying on the board. Ellen Marshall and Steve Jackson are agreeable to continuing, respectively, as Secretary and Treasurer.

Gail Tubb moved, and Steve Adams seconded, that the slate be approved. The motion was approved unanimously.

### **Other Business/Announcements**

- Jenna asked if plowing is available for individual driveways. David will send a note

out before winter with procedures for driveway plowing.

- Steve said that in his professional life he worked with a number of HOAs, and he has never seen one as well run as this one.
- The Boxes have an old motorcycle trailer they are giving away. If you are interested, just let them know.
- The Bjurstroms announced that they have a boat they are giving away as well. If you are interested, be in touch with them.
- Gail is joining the Arkansas Headwaters Recreation Area (AHRA) citizen advisory task force. If you have any concerns, he'd like to know about them.

The meeting adjourned at 2:10.