

MINUTES
Annual Meeting of the Mt. Harvard Estates Property Owner's Association
Sunday, August 18, 2024 – 1 – 3pm
33800 Vista Verde – Buena Vista, CO

Called to order: 1:10 pm. The meeting was chaired by David Harwood, president of the property owner's association.

Welcome & Attendance (by Lot)

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| 3 - Pam & Jim Camp | 24 – Shannon & Mike Enger |
| 4 - Pam & Jim Camp | 26 - Karen & Alan Robinson (proxy held by Harwood) |
| 5 - Jenna Johnson | 28 - Felix Peuckert |
| 6 - Gail Tubbs (proxy held by Harwood) | 29 - Adele & Steve Jackson (proxy held by Harwood) |
| 7 – Julie & Lon Kersting | 31A - Marilyn Box (proxy held by Marshall) |
| 9 - David Griswold | 31B – Dita & Hutch Hutchinson |
| 10 - Pam & Denny Hogan | 32 – Bryce Booth-Dawson |
| 12 – Stacey Krayna | 35 – Annette & Steve Adams |
| 14 - Barbara O'Donnell (proxy held by Harwood) | 36 – Charlene & Larry Walker |
| 15 - Bob Groeger | 38 – Bryce Booth-Dawson |
| 16 – Cathy & Dave Burchett (proxy held by Harwood) | 40 - Carole & Jim Vowell |
| 18 – Tana Lawler | 1A - Ellen Marshall & David Harwood |
| 19 – Jamie & David Billesbach | 2A - Cheri & DJ Swearingin (proxy held by Harwood) |
| 20 – Sharon & David Trenkle | |

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

David Harwood started the meeting remembering the lives of long-time MHE residents Karen Bjurstrom and Ginny Griswold. Their loss is felt by the community.

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| Review of 2023-24 Activities |
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Fire Mitigation

Fire mitigation and getting into the Firewise program was a top priority during the past year. Thanks to our Firewise Committee – Megan Robinson, Bryce Booth-Dawson and David Billesbach. David Harwood reminded the group that Firewise process is a journey, not a destination, and the community is committed to making progress on fire mitigation year after year

Last Fall, Mt Harvard Estates was designated as a [Firewise USA](#) community because of the collective commitment to regularly and consistently work on fire mitigation within the neighborhood. Firewise signage has been placed at the entrance and at the top of the hill.

Firewise helped get us enrolled in Chaffee Chips last fall. There was great participation by homeowners in cutting limbs and placing them at the roadside. We are not on the Chaffee Chips roster for this year, but Bryce is working with them to get another date scheduled when possible.

Firewise also enabled us to work with the Colorado State Forest team out of Salida on individual meetings with homeowners to discuss how to approach defensible space, and there was good participation from individual homeowners. Additional homeowners (Vowell & Hutchinson) expressed interest in having a visit, and the Firewise Committee can try and arrange a similar opportunity this fall or next spring.

Bob Groeger reported that he had a forester look at some of his trees, and some beetles were dug out of two of them. He had to take down two trees. He used Jetco to spray other trees. David noted many people used Jetco for scale as well. The best time to spray is March.

As discussed at last year's meeting, research and articulation on our emergency evacuation route through Bureau of Land Management (BLM) lands has been a priority for the subdivision. David Billesbach has taken the lead on that and put in a lot of time and effort. He reported that he reached out to the BLM several times, but never heard back. Two weeks ago, he went to Canon City and was able to meet with them. It would be complicated and expensive to have a formal agreement to use BLM land for evacuation. Instead, BLM confirmed that using the egress in an emergency would not raise any issues so no formal agreement is needed. The private landowners on the second part of the egress have agreed that we can pass through their land in an emergency. There is a lock on the gate there, but it is a dummy lock and requires no combination to get through – it just opens. In the year ahead, MHE will do a test run with vehicles to see what parts of the route need attention.

For clarification, the egress/evacuation route was described as follows: Access to the emergency exit is found on the south end of Mount Harvard Estates, where an unlocked gate can be found. Once inside the gate, residents should drive due east in a straight line until the route turns to the south and stay on that to the next gate, which is the one with a dummy lock. Pass through the gate and the road leads to CR371 (the tunnel road). In the months ahead, a volunteer effort will coordinate and demarcate and improve the route, to make sure that everyone understands where it is and that the route is in the best condition as possible. Next year we will likely have a "fire drill" so people can truly see the route.

Our Firewise efforts have also encouraged placement of reflective address signs, and all the road signs have been replaced with more visible reflective signs. These steps were recommended in our Firewise assessment and make it easier for emergency vehicles and others. Many thanks to Bryce for putting all the new signs up, and to Lon who – back in the day

– hand routed all the wonderful wood road signs. Should anyone want an old sign as a memento, please let Bryce know.

Water Usage Reporting

Thanks were extended to Jenna Johnson for her multi-year efforts coordinating our state-required water reporting. She noted that last year's reporting went smoothly, which is the result of property owners getting their water use information turned into her. For last year's report, 33 of 35 homes reported their meter readings, and the two that did not were reported as defaults. Defaults can be problematic because they require a very large reporting of 127,000 gallons and skew the actual usage.

All in all, our overall water allotment is secure. The initial purchase was two acre feet of water. We are somewhere close to 20% of use. A concern about "using it or losing it" was raised, and the board agreed to check with an attorney to see if we have any issues to be concerned about on that front.

Augmented wells in the subdivision are agreements between the homeowner and the state and reported separately.

David shared that after many years of service, Jenna is ready to pass the baton of managing our water reporting. She is willing to help coach someone through the process. Tana Lawler very generously will take on this duty.

Road Maintenance/Snow Plowing

Thanks were extended to Jim Camp, Bob Groeger and David Billesbach for their help with the plowing last winter.

We haven't had a lot of opportunities at grading this summer due to lack of rain, but 5 loads of road base have been added and a good blade on the road was done in early August. The road base has made a big difference, and we now have material to work with for a while.

Work has also been done on the runway ditch at the top of the hill above the ponds, which should help with sheeting in that area. Work has also been done on the drainage runway on the east side hill. Work still needs to be done near the ponds – pulling out thistle and watercress from the drainage. We will schedule a work day to do that.

Wildlife

We've had some wildlife issues with a mountain lion and bear. A bear attempted entry into one home, got into a garage and sought food in birdfeeders and trash cans. Colorado Parks and Wildlife staff came out in July to provide guidance (for more information visit <https://cpw.state.co.us/living-bears>) and to try and to see if could divert the bear from the

neighborhood. As always, be careful with pets and avoid having trash cans and bird feeders out, especially in the spring and summer/early fall.

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| 2024-2025 Priorities |
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Firewise

As mentioned, work will be undertaken on the emergency egress route and a live evacuation drill will be scheduled so everyone drives the route and knows the procedure. By doing the drill, we may also identify any potential bottlenecks, problems prior to a real event.

While there is no Chaffee Chips scheduled for this fall, individual homeowners can continue doing on their own.

As always, property owners are encouraged to review priorities around your house and continue to manage defensible spaces.

Property owners were reminded that they can sign up for Chaffee County's Everbridge emergency services notification services at <https://member.everbridge.net/892807736725694/login>. In addition, the MHE roster and plat map is provided to the Chaffee County Sheriff's Office to enhance direct contact when necessary, so keeping that information up to date with the Secretary is important. A roster was circulated for people to update contact information.

Road Widening

The Firewise review of MHE suggested the benefits of a more free-flowing egress and recommended that MHE address the narrow roads on the east sides of Mt. Harvard Circle and Vista Verde to ensure that two cars can pass each other, particularly emergency vehicles.

MHE - the subdivision - has a 30" foot easement for roads, which does not impact individual property owners. The roads on the east side are using probably a little over half of that.

Various property owners expressed views that widening is not needed or desired because they haven't ever had a problem with it; they like that people drive more slowly there; and there would be complications associated with moving large boulders.

Upon hearing the views, Bryce and David – who have been working on this -- affirmed that MHE would move slowly on this effort and keep exploring options. Bryce will review plans and see about picking a few cutouts for passage. Minimum clearance for fire trucks will be reviewed and integrated into the suggested plans. Updated plans will be presented to MHE property owners before pursuing any action.

Jenna Johnson noted that individuals should check the ability of fire truck accessibility onto their properties, given needed turnaround space and related issues. Dita Hutchinson added that county requirements are now such that the fire department needs to approve driveways on new construction.

Roads

Ongoing maintenance/plowing will continue. It is likely that more road base will be added next spring/summer.

Trilogy Harvard

As discussed at the previous two property owner meetings, the Kerstings are working on a small subdivision, Trilogy Harvard, on their property on the West side of the river across from Mt Harvard Estates. The MHE entrance road is on an easement provided by the Kerstings through that property. The Trilogy Harvard permit application is progressing, and the Chaffee County Commissioners recently approved preliminary plans for the subdivision.

Lon Kersting shared that there will be 8 lots of about 2.5 acres each, with quite a bit of open space. The property along the highway could be commercial or multifamily, but it has been ratcheted back and it is now all residential. The property was initially owned by the original owner of the MHE subdivision, and the Kerstings purchased from him in the 1980s. Some MHE property owners have made comments during the approval process. In going through the planning process, the Kerstings have been consulting with the Colorado Department of Transportation, undertaken geologic work and consulted with a dozen different entities that one does in creating any type of subdivision.

The county is requiring that the entrance road to MHE and Trilogy Harvard be widened down to the top of the ponds.

The MHE mailboxes will be moved slightly. David noted that originally the mailboxes were on the highway, which was quite dangerous, and Lon kindly moved them to where they are now on the easement. The “cul-de-sac” in front of existing mailboxes will be enlarged and will accommodate mail for Trilogy Harvard as well. Trilogy will have dumpsters for its residents in that same entrance area. There may be an opportunity for MHE property owners to use that as well, giving more flexibility about when trash and recycling can be put out, and protecting trash from bears.

The County Commissioners encouraged Trilogy Harvard to consider using the same secondary egress as MHE. Trilogy Harvard will have another 15,000 gallon cistern near its entrance – which could be available for emergency use in MHE as well.

With the wider road at the entrance, new signage will be added to discourage people from people coming to the river and into MHE.

Moving forward, the board will continue to work with Trilogy on the following:

1. Developing a road maintenance agreement for the shared portion of our entrance road on the West side of the bridge, taking note that MHE will likely have the lead on this given that it is more crucial to us than to those in Trilogy;
2. Enhancing and moving signage and mailboxes at the entry;
3. MHE access in an emergency; and
4. Exploring potential for shared trash/recycling dumpsters (may be attractive to some, others may want to keep current service).

BLM Access

Marilyn Box and the Hutchinsons (Lots 31A and 31B) kindly offer MHE residents access to the BLM lands via a trail. The trail starts near the top of their shared driveway and cuts diagonally across their properties over to the river rim. The trail will be moved slightly to avoid getting too close to the Hutchinson's planned residence, while still allowing access to the BLM. Thanks to them for their neighborly spirit to share that access.

Appreciation was also extended to Bryce and Cassidy for access across their property to cross the railroad tracks and the BLM lands east and north of the subdivision. Please use the existing paths.

New Ideas

Bob Groeger raised the issue of scaling large boulders on the road cut above the east side entrance road. David noted that it is necessary to work with the property owners before pursuing any action and said the board would discuss some next steps. Bryce asked if a seed screen might be added to aid in erosion reduction.

Bob also suggested that a place be designated should a Flight for Life ever been needed to land in MHE. With a designated location, coordinates can be provided to the Flight for Life crew. The general consensus was that this is a good idea and the "intersection" at the top of the hill where Mt. Harvard Circle begins makes the most sense. Bob Groeger will pursue.

Bryce noted that during his purchase of a lot here, the surveyor thought a number of the pins were out of place. Tana Lawler confirmed that their site pins are inaccurate. Bryce raised that it might be a good idea to get a surveyor here to do the whole neighborhood at once for accurate siting.

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| Business Matters |
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Minutes

Pam Hogan moved, and Felix Peuckert seconded, that the minutes from the 2023 annual meeting be approved as drafted and circulated. The motion was approved unanimously.

Budget

A proposed 2024-25 budget was circulated prior to the meeting. On behalf of the Treasurer, Steve Jackson, David reported that we expect to end the fiscal year with nearly \$30,000 in reserve.

The 2024-25 budget anticipates income of \$11,250 from POA dues, \$9800 in expenses and the remainder (\$1450) going to the reserve account.

David noted that we have extremely low dues and have worked to keep them that way. A main reason this is possible is because of the extraordinary amount of volunteer labor we have to address community needs. David extended appreciation to Jim Camp, who is at the top of that list, and pointed out this is why it is enormously helpful to have people pitch in on volunteer work days.

By keeping a tight budget in recent years, the reserve has been maintained at more than \$20,000, which isn't a lot of money if anything truly goes amiss or for a rainy day. We will keep trying to build it up while also making the essential investments. It was agreed that we should aim for a reserve of \$30,000 so that resources are available in case a major investment is ever required, particularly for the bridge.

Jenna asked to be reminded of the total cost to MHE for the cistern. The overall cost of the cistern was approximately \$20,000, which includes the pump out capability that meets the Fire Department specs. Half the cost was paid by Marilyn Box. MHE's remaining share is being paid over the next 6 years (ending in 2029).

The question was raised if we should consider a slight raise in the property owner fees. The consensus was that an increase in dues is not warranted at present since we've been able to build up the reserve, including with \$5,000 in unspent funds this year. If there is a calamity, we may need to rely on special assessment.

Annette Adams provided a suggestion given experience with other POAs which is to collect a small fee from those unable to participate in the volunteer work days. This could be another way for people to support the community and build up the reserve.

Mt. Harvard Valley Development 2023-24 Financial Summary & 2024-25 Proposed Budget

Pam Hogan moved, and Felix Peuckert seconded, that the proposed budget be approved. The motion was approved unanimously.

| | Approved Budget for 2023/2024 | | Actual Income and Expenses for 9/1/23 - 4/16/24 | | Proposed Budget for 2024/2025 | |
|------------------------------------|----------------------------------|-----------------------|---|------------------|----------------------------------|-----------------------|
| | 2023/2024 | 2023/2024 | 2023/2024 | 2023/2024 | 2024/2025 | 2024/2025 |
| | Projected Income | Projected Expenses | Income | Expenses | Projected Income | Projected Expenses |
| | 11,250.00 | | 11,304 | | 11,250.00 | |
| | | | | | | |
| Expense Categories: | | | | | | |
| Government/Legal/Fees | | 400.00 | | 153.00 | | 400.00 |
| Legal fees | | 2,000.00 | | 0.00 | | 2,000.00 |
| Insurance | | 2,000.00 | | 1,826.00 | | 2,000.00 |
| Road maintenance | | 3,250.00 | | 1909.00 | | 3,250.00 |
| Fire Mitigation | | 0.00 | | 752.00 | | 500.00 |
| Postage/Mailing/Website | | 250.00 | | 238.00 | | 250.00 |
| Miscellaneous | | 400.00 | | 0.00 | | 400.00 |
| Fire Cistern * | | 1,000.00 | | 1000.00 | | 1,000.00 |
| | | | | | | |
| Balance applied to reserve acct | | 1,950.00 | | 5,426. | | 1,450. |
| | | 11,250.00 | | 11,304.00 | | 11,250.00 |

Bank account balances at 8/06/24 total \$26,818

* final payment is in 2029

Board & Officer Elections

The board terms of David Harwood and Felix Peuckert end this year and Felix will be cycling off the board. David is amenable to staying on the board, and Bryce is open to coming on the board.

David reminded property owners that there are several volunteer positions that always need

people to step up and participate, and he encouraged everyone to think about how they might be able to engage next year. Felix suggested that it made more sense that those living here full time fill more of the volunteer positions because they are impacted more. He also said that overall serving on the board does not take too much time – a couple of Zoom meetings a year and filling in some research and “homework”. .

Steve Adams moved, and Pam Hogan seconded, that the slate of Bryce Booth-Dawson and David Harwood be approved. The motion was approved unanimously.

Updates to Architectural Review Policy Process

David thanked Ellen, Marilyn and Pam for serving on the Architectural Review Committee and for their time reviewing different proposals from property owners and also in sharpening our Architectural Review guidelines and process. The committee proposed minor changes last year, but with Chaffee County in the process of making changes to the land use code, we postponed consideration until this year to take those changes into account.

Some property owners had questions about the changes, as well as some long-standing language in the Architectural Review Guidelines. Given that people wanted to have a deeper conversation about related topics, it was agreed that there will be a town hall, chaired by someone not on the Architectural Control Committee, to discuss these issues further. Following the gathering of that input, a new set of recommendations will be put forward for approval by property owners.

Bryce noted that he will be working with the county to combine lots 32 and 38 into one single lot.

The meeting adjourned at 3:05