



## **2022 Annual Meeting**

August 6, 2022 10:00 AM - Noon

**Establish a Quorum:** Quorum established

**Changes or Additions to the Agenda:** Addition of STR and tiny homes discussions

**Approval of the Minutes from the 2021 Annual Meeting:** Lot 44 moved, Lot 200 second. No discussion, unanimous approval

### **Reports:**

1. Treasurer's Report/Financials
  - a. Bank balance as of 12/31/21: \$74,968.13. Bank balance as of 6/30/22: \$93,174.50
  - b. Slash & Trash Day was interesting this year. Slash went smooth, trash wasn't great due to the bins being full and Mountain View Waste's lack of CDL Drivers. Next trash day on August 13<sup>th</sup> 2022 9am-12pm to make up for inability to dump.
  - c. September 10<sup>th</sup> 2022 curbside chipping, 20 minutes per household.
2. Approval of the Treasurer's Report,
  - a. Lot 76 moved, Lot 175 second. Unanimous, no discussion- approved
3. Approval of the 2023 Budget
  - a. HOA us trying to be frugal to keep dues at \$75. Legal fees increased due to liens being filed for delinquent HOA dues >\$500.
  - b. It is showing negative net income, but we have historically always been positive at year end. We also have good reserves if we were to go negative.
  - c. Lot 314 Moves, Lot 171 seconds. Unanimous, no discussion- approved
4. Architectural Review
  - a. A lot of new building activity and it's mostly primary homeowners. Mainly requests for re-roofing, mechanical inspections, and the HOA is adding 6-8 homes/year.
  - b. You need a permit to install a shipping container at your home. They have to be painted similar to nature or other structures around them. They cannot have writing on the side of it
5. Website
  - a. A homeowner expressed concern that it wasn't updated with this meeting's time. Mainly homeowners want meeting dates and locations. The HOA will work on getting it cleaned up.
  - b. Board meetings are the second Saturday of the first month of each Quarter from 10-noon. Located at North West Fire Station in town.
6. Lower Sacramento Creek Reservoir Company
  - a. Annual stockholders meeting is EOM. The unusual expense is for a pipe for the pond discharge for the reservoir. Stockholders for the reservoir are us, Venture 73 and Warm Springs.

### **Old Business:**

1. Weed Control Mitigation Plan
  - a. There is thistle coming back for the first time in 4 years. HOA will have all sides of the pond sprayed in October of 2022. No noxious weeds outside of thistle. The HOA only pays half of the bill through a grant program. The grant program also helps those with more than 5 acres. Unsure if a few lots can join together to be above 5 acres and qualify.
  - b. A homeowner would like resources on the HOA website to identify and treat weeds. HOA will try to add links to the website.
  - c. The HOA cannot treat weeds in ditches unless we get signed approval from all lot owners which isn't likely. HOA encourages homeowners to treat weeds in their ditches.
2. Slash/Trash Day at Transfer Station

- a. Next trash/slash day on August 13<sup>th</sup> 2022 9am-12pm to make up for inability to dump due to containers being full. We will do both trash and slash again.
3. Update & Next date for On-Site Chipping CUSP
  - a. September 10<sup>th</sup> 2022 curbside chipping, 20 minutes per household. You need to sign up in advance through the HOA's email. The HOA only had about 8 lots participate last year, and they can do 15 or so lots each year so there is capacity for extra homeowners. A homeowner suggested shorter stacks over a longer distance to maximize chipping time.
4. Well Reporting to State Engineer's Office
  - a. There are more wells in the HOA and will report 17 wells. All wells are in household use only. If you need additional water rights contact Spencer Thomas who will give you contact information for resources to buy additional water rights.
5. Pond Stocking and Health Analysis
  - a. The HOA just stocked the pond a week ago with rainbow trout. They also added 2 grass carp to help remove growth in the pond. The pond is catch and release unless you are going to take your limit home. Don't leave dead fish on the pond dam.
6. Maintenance of Recreation Area
  - a. The HOA had the bathrooms pumped last week by Black Cat Pumping. The HOA tries to do it once a year. Please ensure no trash is dumped in there.
  - b. Please lock the gate when you leave the Pond Rec Area. Gate combo: 1278
7. Covenant Enforcement
  - a. If you have a complaint you can file online with the County (it is public records). If you want to be anonymous you can file it through the HOA and then the HOA files the complaint with the County. Try to be neighborly first.

**New Business:**

1. Elections of Officers
  - a. Catherine (Treasurer) & Janine's (President) terms are expiring. One of them might stay on to continue having numbers on the board.
  - b. Each board term is 3 years.
  - c. Member at large positions open in October.
  - d. Jim Dietvorst is interested in joining the HOA board. Unanimous approval received
2. Short Term Rentals (STRs)
  - a. Park County has a process to license STRs. STRs are allowed. They cannot leave trash out, cannot have open fires, and the County limits occupancy based on septic system design. The County has not limited the number of STRs like the Town of Fairplay has.
  - b. If you have an issue on a STR, first contact the homeowner if you know them and feel comfortable, then call the Sheriff's office. They then report it to the County.
3. Tiny homes
  - a. Tiny homes on trailers (built on RV platforms) are not allowed. Small dwellings that meet Residential Code (600 sf minimum) and on a permanent foundation are legal and counted as real property.
  - b. Campers are allowed for 5 months (May-October)
4. You need a permit to burn from Northwest Fire.

Please pay your dues in January. We don't like tracking people down to pay late dues.

No height limit on fence from HOA. Although it does require a permit from the County if it is over 6 feet tall.

Updated HOA stats: 326 lots in total, and 215ish wells in the HOA

**Adjourn:** Lot 9 moved to adjourn the meeting, Lot 175 second. Unanimous approval, meeting adjourned at 11:22AM