

FPOA Annual Meeting

Date: August 4, 2012

Location: Park County Fairgrounds

Monte Gore called the meeting to order at 10:30am

Intro & Establish Quorum –

Board Members Present: Monte Gore, Bob Smith, Carmine DiBartolomeo, Kathy Reeves, Jude O'Connor. Acting President Monte Gore announced that there were 9 proxies submitted for a total of 11 lots with 57 lots represented with owners present = 68 lots represented which establishes a quorum.

Approval of Agenda –

Sherman Lot #42 – Made a motion to approve the agenda of the May 12, 2012 meeting. Kunkle Lot #167 - Seconded. Motion passed unanimously.

Approval of Minutes –

Nelson Lot #88/87 – Made a motion to approve the minutes of the May 12, 2012 meeting. Anderson Lot #132 – Seconded. Motion passed unanimously.

Introduction of Acting Board Members –

Monte Gore Lot # 246, Bob Smith Lot#187 , Carmine DiBartolomeo Lot #212 &213 , Kathy Reeves Lot #169, Jude O'Connor Lot #324.

Nominations of Board Members

Treasurer's Report –

Monte Gore stated they just got the financials at 4 pm Thursday so Bobbi Gore has worked on the overview for the meeting. Bobbi Gore – presented the Profit & Loss Statement for the period of January through August 2012. She explained the income and the outstanding dues and the expense report. Bobbi Gore then explained the cash flows. Monte Gore stated that it looks like we are in pretty good shape. Bobbi Gore informed the membership that currently we don't have a reserve which we should. The cash collected reflects ongoing fees, manger, etc. will have to be moved to a reserve since we will not have those expenses for the rest of the year. Bobbi Gore then presented the proposed budget, stating that she used an estimated amount for the accountant line item and that the annual meeting expense is higher due to the short notice... She removed the line item for the manager, and the legal fees noting that having the lawyer on retainer is not included since the documents we worked on were done and

prepaid so we should not have any future expenses or on the water items. These changes drop our expenses dramatically from last year, so the income does not have to be as high therefore, the dues can go down.

Sherman Lot #42 – annual meeting line item is budgeted at \$1000.00, how much more do you expect to spend? Bobbi Gore stated that the \$1000.00 was the total for this year and it should be less in the future.

Monte Gore Lot #246 – explained that what had happened with some of the changes taking place, the previous Board of Directors were creating a code enforcement person and the documents that were put forward reflected this and the Board thought they would get approved and in reality they were way over the top. They were budgeting for the code enforcement person/manager. Monte explained that when you have and create a contentious issue where you have code enforcement in the subdivision, then you need an attorney. With that model being put in place, the dues would have gone up. At the May 12, 2012 meeting many homeowners did not like the direction that the association was headed. Since that meeting, the Board of Directors, the manager, and bookkeeper have been replaced, with the exception of Monte Gore and Carmine DiBartolomeo on the Board of Directors. We believe the dues will be reduced to \$100.00 per lot next year as an estimate. This is very conservative as we continue to move forward. This Board does not want that type of tight code enforcement. We are not going to be replacing the manager we don't need the position. This is the direction we need to go and continue to communicate it with the board.

Bobbi – the last page is a comparison in expenses – July 2011 to June 2012 for the past year and what has changed the dues structure in the past. Legal expenses were a piece of that, the manager was an hourly position and they expected those hours to increase with the adoption of the documents. The association has no employees.

Sherman Lot #42 – Made a motion to approve the financial documents,

Miller Lot #207/208 seconded the motion, and it passed unanimously.

New Accountant/Bookkeeper –

The Board will conduct the interviews for the bookkeeper. Our current bookkeeper, Kim Wittbrough, is staying on until the 15th to transition the accounts to the new bookkeeper. The people that have submitted applications for the bookkeeping position are more qualified to the tax side. Stanley Denoo, Lot 244 – Since we are changing bookkeepers is the board going to hire an auditor to transition between Kim and the new bookkeeper. Monte Gore stated that yes we will hire an auditor it is just good business practice.

Annie Lindsey – intro to do the accounting work. Bookkeeping mailings and addressing phone calls, does not want to be a signer on the checking account, would prefer to hunt down a board member to sign checks.

Guest Speakers:

Gary Rosine – Colorado Natural Gas, spoke about the program available in Foxtail Pines for natural gas service.

Mike Roll Lot # 282 – Chief, Northwest Fire – spoke about three things – all very critical –

CODE RED FLYER – our reverse 911, we really need you to get this in so that we can get in and do our jobs. When we have a wildfire event, we need to know that the people that are impacted by this fire are not home, so they don't have to look for people. The call will go out within 5 minutes. You can put multiple numbers down. When you sign-up online, you can locate your address, not all are connected correctly in the mapping system. This allows you to correct that information.

ADDRESSING – The County has adopted a new policy that a green reflected address sign is required at the driveway. We recommend that you put out, just try to find addresses at night. Typically the numbers are black attached to pine trees which are next to impossible to see. They have the signs at the Fire station for \$10 and it takes 2-3 minutes to make. Roofing screws work best to attach the signs to the posts.

WILDFIRE MITIGATION PROJECTS – reiterate how important it is to take care of your property and help mitigate. Northwest Fire is a combination fire district, we have two people on duty at all times, and supplement with volunteers. We cover 278 square miles. 40-45 people covering 48 square miles. We have 8 pieces of equipment available to fight fires, if you don't take steps to protect your home we cannot guarantee that they will be able to help. The resources are so limited. You can make huge steps to protect your home. We call it defensible space, it should be survival space. It should be able to allow a fire to move past your home and leave your home standing. Begins with construction, roofs, decks, soffits, chimney caps, etc... If you have a shake shingle roof, and ember hits it and it is gone. The first 0-5 ft area from foundation out that is completely clear of combustibles. From 6-10 ft needs to be cleared of trees and overhanging branches so that they can get in and work. Taller grasses carry fire higher up to the next level of fuels could be decks, low branches, etc... They are considered ladder fuels. Once it is in the trees, we are gone. Only air resources can take care of the trees... Our closest resource is 2 hrs away. The next step is to walk your property with your head straight up and if you find your canopy is connected in different areas, break that up so that there is not a giant fuel load above your head. You can choose the trees that you take. The covenants state that you can remove trees for construction, and that you can remove trees for mitigation practices because it is for public and fire safety. If you can show mitigation is done, you can use that to negotiate your insurance premiums.

Review of Board Roles and 2011-12 Overview –

Water Rights –

Monte Gore Lot #246, spoke about the reservoir repairs and the coordination with the 7 other Homeowners Associations, we got all the water rights established and legalized. A domestic residence will put 90% of the water used back into the soils. The rec pond was illegal so the next thing was the pond legalization, it is now legal and we have the declaration. The other thing that came about was the purchase of additional water to keep that pond full. In the past it stayed full, he is trying to check the safety deposit box to see that all the declarations are in there and up to date. The Board is currently trying to locate the key.

Website –

The Board of Directors has decided that we need to continue to operate that and still continue to do mailings and quarterly reports to keep everyone informed.

Manager / Personnel –

The manager put in her resignation and we are still in the process of getting the materials and reports from that manager and into a common location.

Amendment of Governing Documents (update) –

Monte Gore Lot #246, stated that at the May 12, 2012 meeting the membership voted to change the 64 page document to a 4 page document. Hindman and Sanchez charged us \$3000.00 for that time. Monte has cancelled the retainer, the attorney left a message that he was out for the entire month. Davis Lot #270 – questioned what the \$3000 bill was for. Monte is looking into that question.

Quarterly Board Meetings –

Quarterly Board of Director meetings will be held at the senior center – we are looking at Saturday dates with the information out a year in advance so that you can attend if you want. These are open meetings!

Board Status / Nominations / Elections –

Bobbi Gore Lot #246, stated that we don't have term limits information for the individual board members available at this meeting. Snyder Lot #317 posed the question to the acting Board if they would be interested in retaining their positions on the Board for the next year. The answer was unanimously yes. Sanderson Lot #175, made a Motion to retain the temporary board for the next year. Nelson Lot #87/88 seconded. Sherman Lot #42 stated that he would like to be on the Board. With a standing motion on the floor a vote was taken to retain the temporary

board for the next year. The Motion passes unanimously.

Old Business

Documents Committee –

Steve Groome Lot #223, is chair of documents committee and gave an update. At the May 12, 2012 meeting we decided to trash the 35 page proposed amendment and we would go to the bare minimum to comply with state law. The \$3000.00 document came back from the attorney with a bunch of recitals, and added a section dealing with solar devices.

The committee reworked the section pertaining to Solar Devices, and it was changed to say that any electricity generated from solar must be used on that lot only. The location of panels must meet any set back requirements and the placement must be located so not to adversely impact neighboring lots. Sanderson Lot #175 – sounds like the language might prevent reverse metering. Maybe we could change the language to primary use. Nelson Lot #87/88 stated that you can only size it to a maximum of 120%. Existing covenants that are not allowed to have camper, RV or camping trailer on lot period.

Placement of any RV's or campers shall be such to reasonably minimize impact to neighboring lots. This section was broken down into 3 categories. Those are: Under construction, constructed, and undeveloped lots. Lots with an existing residence, allowed storage year-round, Under construction same as with an existing residence, Undeveloped lots, allow for a maximum 180 days per calendar year so that it is not a storage facility. Sanderson Lot #175, If a house is under construction, can we say actively under construction? Snyder Lot #317 stated that this definition could be troublesome. The building codes state that if you obtain one inspection every 180 days that you have a valid building permit. Reeves Lot #169, thinks that 180 days is good. Nelson Lot #87/88 stated that parking an RV on a property with a residence is more like a car, unlike if the lot is undeveloped. Bobbi Gore Lot #246, – if you want to be stricter than the county then we have to enforce it and is it important enough to want to do that? Monte Gore Lot #246, let's think about our neighbors. Sanderson Lot #175, asked for clarification, is this item only about RV's on undeveloped lots. Yes, undeveloped. Davis Lot #270, What about RV's if you have a dwelling and you have an RV that you rent, she has neighbors that are doing that and does not think this is acceptable. Monte Gore Lot #, that is an environmental health issue. Nelson Lot #87/88 thinks that if it is covered by the county – leave it. Sanderson Lot #175, keep it at 180 days, and for those that are in violation then get the county involved. Monte Gore Lot #246, knows of one and the board will ask neighborly first. Groome Lot #223, suggested that we put the time frame in for 1 year and then allow for an extension by the Board. Cross Lot #135, the county is good for 2 years and can be extended. Mike Roll Lot #282, – revise to include tree removal. Groome Lot #223, read existing language on tree removal, it currently would include fire mitigation. Conkle Lot #167, or consistent with forest management practices.

New Business

Subdivision Clean-up Roll-off -

Monte Gore Lot# , it was full in 4 days, it would be a benefit to keep this practice in the future. Two more coming next two weeks. One of the ways to get rid of trash, we, as a Board have made the decision to have a roll-off dumpster at the pond, we gave that info out so that we can get the subdivision cleaned up. We are going to do this for a cycle of approximately 4 turns. We think we can continue this for the next summer. Reminder – no paint cans, etc.... No televisions, computers, chemicals. If you have firewood or lumber to dispose of, we can use it for the Park County Seniors, Janine Snyder Lot #317 takes metal for their recycling business, and Tammy Davis Lot #270 takes tires for her jumps. Sherman Lot #42 – if you have a lot of plywood, just take a little more care about putting larger things in the dumpster. Bagged garbage the birds tear it up, so don't put in things that attract bears or birds. Suggestion: Roll-off's can we put notice on roll-off and add not for commercial use.

Call for Committee Membership / Member Participation –

Sanderson Lot #175, would like to thank whoever put the sandwich boards at the entrances.

Greene Lot #155 – we have moved out of state and would like more advance notice of the meetings, the one week notice is a little short and it would be helpful with the website if they could be posted there. Also, anything business that doesn't require password be out for public use, calendar function added for events and meetings.

Website / Newsletter

Kiles Lot #306, would like to volunteer to take on the website and keep it updated. Bob Smith Lot #187, can we come up with other ideas that can help keep everyone in touch. Bobbi Gore Lot #, – the website hasn't been very well used; one of the things that would make it more friendly is if some items can be accessed without a login.

Sanderson Lot #175, has created a flyer for building a micro habitat with slash.

Owner Questions/ Comments

Groome Lot #223, thank you for saving FPOA.

Adjourn-

Snyder Lot #317 made a Motion to Adjourn at 1:30 p.m.,

O'Connor Lot #324, seconded, motion passed unanimously.