

SROA 2018 Annual Meeting Minutes

September 8, 2018

Call to Order: The meeting was called to order by Board President Jackie Burghardt at 9:55 a.m. After introducing the attending board members Vice President Robert White and Secretary/Treasurer Mike Peterson, Jackie reported Board Member Tom Nourse and outgoing board Member Page Tatar could not attend. Mike Peterson reported a quorum was established with a total of 57 lots represented by 29 proxies and 28 lot owners present. (Note: 2 more lot owners signed in later and one additional proxy received for a total of 60 lots represented).

1st Guest Speaker: Greg Kasparek, Right of Way Manager, Park County Public Works

Greg explained the funds for road maintenance come primarily from HUTF (Highway User Tax Funds), or gas taxes, with a state-wide computer formula based on vehicle registrations that determines what monies go to local county governments. These funds have been going down in recent years, based on less gas being used by fuel-efficient cars and electric vehicles using less gas. Park County is required to maintain more than 1,660 miles of roads with diminishing funds. Additionally, current staffing for the Operations and Transportation staff for Park County is at 35%. The county has the money, but there is a shortage of staffing to perform operations. The County cannot compete with private enterprise when hiring operators, and the County is working to achieve a balance of money for hires vs money for materials, etc. The County is currently looking to hire more people to plow the roads this winter.

The focus for next year will be on improving existing roads in Park County subdivisions like Silverheels rather than beginning any new projects. Greg mentioned a new specialized piece of equipment they just purchased called a Rock Crusher, that will help to break up and remove the bigger rocks in the road, and then re-crush them to be put back on the road for road base.

Greg stated that property owners should continue to call their office when there are specific issues we encounter, and insure that our own culverts are cleared and functioning. The County cannot do the actual work on your private culvert, but will provide us with assistance in design and function when requested. Home-Owner Associations can help by providing the County with information on which culverts that flow under county roads need work and help by providing collective feedback where possible to help develop priorities in our area.

After discussion from the floor, President Jackie Burghardt made a plea for volunteers to join the board in forming a Roads Committee where we can provide consolidated information and maintain good communications with the County. (Note: Three members have volunteered: Laura Biewick, Steve Josepho, and Maria Smaldone).

Treasurers Report on 2017-18 Budget and Proposed 2018-19 Budget: Treasurer Mike Peterson presented a review of the SROA Balance Sheet, reporting a total of \$39,197.18 in the bank and \$558.18 in outstanding annual dues and interest from 6 lot owners still not paid, for a total Assets balance of \$39,737.36. The only outstanding Accounts Payable is the final bill for the Port-o-Let at the Augmentation pond. Mike then reviewed the 2017-18 budget, explaining the areas where we were over budget. The Annual Meeting Expense has increased due to the change in location and the Board's decision to purchase door prizes versus asking for donations from local merchants. Maintenance increased due to the additional cost to abandon the RV Dump Station. Website Expenses were over budget because the 3-year renewals for the website hosting, website construction, and emailing programming charges came due and were paid through 2020.

Mike present the Proposed 2018-19 Budget, with projected income of \$8,191.73 and projected total expenses of \$6,404.00 A Motion to approve the 2018-19 Budget as presented was made and seconded, and was approved by a unanimous vote of the membership.

SROA Committee Reports:

- **Architectural Control Committee:** ACC Committee Member Jimmy Brown reported the past year was slow with just a few minor additions and remodels. Jimmy reminded everyone that all members are required to get ACC approval for any construction activity on their lot, including fences, decks, sheds, or any change in paint/stain color before the project is started.
- **Maintenance:** Alan Pederson reported he was still picking up trash along the roadways, with not much else to report.

- **Website:** Mike Peterson reported there have been 1,056 website visits since the site was rebuilt in the spring of 2017, and the site has had some new information provided on the Documents Page. In response to a request from the floor, Mike explained the SROA Directory is NOT available online, but only to those who request to be a part of it. If you would like to participate, contact the Board at: board@silverheels.org .
- **Fish Stocking:** Mike Peterson reported the small Augmentation Pond was stocked twice, once in later May and again at the end of July. Approximately 125-150 fish are stocked each time. Mike reported that no fish were put into the larger Dry Lake located out by the highway due to the extremely low water levels.
- **Directory:** Jackie Burghardt asked all the people attending who participated in the Directory to check their entries for any corrections, and encouraged everyone to participate by completing the form provided. The Directory is completely voluntary, and will be sent to you by email, unless you request on sent by mail. The Directory is not available on the website. If you have any questions, contact the Board of Directors by email at: board@silverheels.org.

2nd Guest Speaker: David Shipley, SVP and COO Us Connect Holdings and VP and General Manager of South Park Telephone.

President Jackie Burghardt reported on the results of the Broadband Survey sent to all members. A total of 26 surveys were returned, with 11 full time and 14 part time residents responding. The majority reported their current internet speed precluded them from using the devices more fully, and 18 respondents were interested in the long-term benefits of investigating bringing broadband internet access into our subdivision. There was a significant number of respondents who were NOT willing to contribute the \$5,000 -\$10,000 per lot suggested in the survey. A majority of respondents stated their current provider is Centurylink, with 4 others using satellite providers Excede, ViaSat or Rise.

Jackie then provided information about the new legislation known as Senate Bill 2 that was signed by the Governor in January that changed the definition of broadband service to be a minimum of 25 Mbps of download speed and 3 Mbps of upload speed. The current Centurylink contracts provide for 1.5 Mbps, which is rarely obtained.

Guest Speaker David Shipley was introduced to the membership. David was instrumental in deploying the first fiber-to-the premise (FTTP) network in Colorado (4th in the nation), and offer triple play (voice, video & data) services over the fiber network. In addition, he spearheaded the implementation of a fixed wireless network along with a solar power platform that enabled the South Park Telephone Company to offer voice & data services to the sparsely populated Hartsel area of Park County.

David is an active participant, contributor and advisor to the Park County Broadband Planning Committee, which led to a public-private partnership to bring broadband to the Guffey Community Charter School, Town of Guffey, and provide fiber optic connectivity to the Park County Anchor Institutions, Park County Government and South Park School District RE-2.

Currently, David serves on the board of directors of the Colorado Broadband Deployment Board, Colorado Telecommunications Association (CTA), Western Telecommunications Alliance - Advocates for Rural Broadband (WTA) and the Colorado City Parks & Recreation.

He gave a history of how broadband came to Colorado and his company's part in supplying the fiber optic network now in place in Park County. He listed advantages of Broadband, such as working from home, multiple users, kids, gamers, 4K tv, etc.

David listed advantages and disadvantages of running broadband to our neighborhood. One positive is that they have a station at Costello and 285 and our subdivision is the closest to that portal. From there fiber optic would be run to the neighborhood and then to each house. Options are to bury (best choice) or do aerial. Estimated costs could be \$4-5,000 per lot to bury fiber optic lines and around \$2,500-3,000 per lot for aerial, using the existing Xcel Energy powerlines. David stated recent studies have determined having broadband services could add 8% appreciation to a home's value. (Note: Mike Peterson requested these studies and was provided with a report on a study done in 2015-16 in California that reported a 3% increase in home values). David said it does take time to get it all in place. David reported a third option, wireless line of site, may be available soon, as they were close to getting a wireless tower near us, but it would work only for those who have line of sight, with hookup costs around \$1500 per dwelling. That would provide 25Mbps download speed and 3 Mbps upload.

CenturyLink and their predecessors US West, then Quest, were given funding, beginning at \$52 Million per year, now down to \$30 Million per year, as a telephone service provider to all rural areas like ours in the state. The State of Colorado requires every part of the state have telephone service. They use copper wires for internet installed with the telephone lines, but are not making money on it and are not going to add to or improve service to their current customers, so it is a matter of time that current demands make the service so slow as to be unusable. Then we will need to look for another provider.

David went on to explain: How does it work? He suggested a 70/30 split with SROA contributing 70% and South Park Telephone with 30% with a 2-year commitment to their services. SROA would have to fund its contribution of 70%, then contact South Park Telephone (provider) to come into the area and begin engineering reports, and gather data to give us a firm estimate of cost to put in broadband. The engineering study would cost the SROA \$5,000 or more. South Park Telephone requires an 80% commitment of lot owners for them to make a commitment on the project.

There are funds available that have grants that can be applied for. Another option is private investment, but that is very limited and not very reliable.

Comments from the membership included both Harlan Steuven, reporting on his experience with broadband in Florida (\$50/month for internet and TV) and Myron Anduri gave positive input of his experience with a co-op on the western slope (\$50/month for all services and a huge upload Mbps). A question from the floor asked David Shipley that if we gave more than a 2-year commitment to his South Park Telephone company, could the cost to us (SROA) be reduced? David answered Yes.

Jackie thanked David for his presentation and asked for volunteers to come forward and start a new committee and begin work on this subject. (Note: Volunteers Harlan Steuven, Myron Anduri, and Jim Burghardt will assist the Board of Directors in forming an SROA Broadband Committee).

SROA Business:

- **Wood Chipping** Mike reported the CUSP (Coalition for Upper South Platte) Neighborhood Fuels Reduction Program still has one weekend available for Fairplay area projects – October 5-6th. A pamphlet providing the program information and contact number was provided and is posted on the website.

CUSP reported they had to close the Fairplay Slash Site on September 1st due to budget constraints. But in consideration for our subdivision, they would be willing to open the Fairplay Slash Site for SROA members on Saturday, October 6th. You can contact them at 719-748-0033.

In addition to CUSP, one private company has reached out to SROA: Stephen Eytel, Cascade Tree Service, located in Summit County, will provide wood chipping services through our neighborhood and chip neatly stacked brush/wood piles for \$75/hour with a one hour minimum. He can be contacted at 970-409-7444.

- **Short Term Rental Property issues** Mike reported the Board had received multiple complaints from residents about ATV-OHV use on the county roads from properties being used as short-term rentals. Other complaints about trash, parking on county roads and abuse of fishing rules have been reported. Mike explained in one of his interactions with a renter on an ATV that the renter said they did not know it was illegal to operate ATVs on the roads in Silverheels.

The SROA Board of Directors will develop some rules and guidelines for owners who are using their properties for short term rentals and will send the information out to all members.

Elections of SROA Board of Directors and ACC Committee Members

Mike reported that 3 Board of Directors positions were up for election with Board Members Jackie Burghardt, Robert White and Page Tatar's two-year terms of office completed. Jackie Burghardt and Robert White both stated they wished to remain on the board, and a third person, Steve Josepho was nominated from the floor. In cases where only one candidate has been nominated for an office, the chair may declare the nominee elected by acclamation, and a formal vote is not required. Since there were only 3 members nominated for the 3 open positions, Jackie Burghardt, Robert White and Steve Josepho were elected by unanimous acclamation to two-year terms on the Board of Directors.

Current Board of Directors Alternate Laura Biewick's one-year term is completed and she stated that she wished to remain as the Alternate Director. As there were no other nominations from the floor, Laura Biewick was elected by unanimous acclamation to the Board of Directors for a one-year term.

Current ACC Members Alan Pederson and Todd Scholl have completed their 3-year terms, and both men requested to be re-elected to the ACC. As there were no other nominations offered from the membership, Alan Pederson and Todd Scholl were elected by unanimous acclamation to new 3-year terms.

Adjournment: President Jackie Burghardt adjourned the meeting at 12:20 p.m.

Respectfully submitted by Mike Peterson, Secretary/Treasurer