

SROA 2019 Annual Meeting Minutes

September 14, 2019

Call to Order: The meeting was called to order by Board President Jackie Burghardt at 9:31 a.m. Secretary/Treasurer Mike Peterson reported a quorum was established with 41 members and 40 proxies submitted for a total of 81 lots represented. (Note: An additional 14 members signed in later and 1 additional proxy was received to bring the total number of lots represented to 96).

The 2018 Annual Meeting Minutes were approved as written.

Jackie announced that we would move away from the order on the Agenda to accommodate our guest speakers.

1st Guest Speaker: David Shipley from South Park Telephone was our first guest speaker, providing us with an update on our Broadband project. The application to the State Broadband Fund has been submitted and we have until September 16th to post comments on the state website for the board who will look at our application. After the application is approved, there will be a 60-day comment period followed by a 30-day period for other service providers to match or challenge our application. If nothing else occurs, the application will be approved and monies awarded by the end of the year. Mr. Shipley stated the work would begin early next year, with the goal of have the service in place by Summer 2020.

2nd Guest Speaker: Our second guest speaker was Darrell Evig, Director of Public Works for Park County. Darryl provided more information on the process they will apply to our roads, and directed people to see the work already done on Sawmill Lane as an example. The regrading they did on Silverheels Road seems to be holding up and their work will continue on the culverts and ditches. Mr. Evig had to leave for other commitments so was not able to answer questions from the members.

Treasurer Report on 2018-2019 Budget and Proposed 2019-2020 Budget: Treasurer Mike Peterson presented a review of the 2019 SROA Balance Sheet, reporting total assets of \$39,296.57 in the bank accounts, and \$471.13 in outstanding dues from 6 lot owners still not paid, for a total Assets balance of \$39,767.70. Mike reported there were no outstanding liabilities for 2019. Mike then review the 2018-19 Budget, explaining some savings were realized from not providing the Port-o-let at the Augmentation pond this year, and no newsletter printing expenses. The expenses related to the Broadband project of \$2,500 donation toward Broadband consulting and \$155.80 for printing materials mailed out to the membership were the items that put the total budget for 2019 in the red at \$(1,670.34).

Mike then presented the proposed 2019-2020 Budget for approval, highlighting projected income of \$8,191.73 and total expenses to be \$23,944.00, which includes the \$17,500 in funds dedicated to the Broadband Project, which will not be realized if the project is not approved.

A Motion to approve the 2019-2020 Proposed Budget as presented was made and seconded, and was approved by a unanimous vote of the membership.

SROA Committee Reports:

- **Architectural Control Committee:** Committee Member Todd Scholl reported there were 2 new build applications in the past year, with only one property moving forward. 2 new roof replacements, 3 repaints, 2 new fences and one permit to replace a foundation on an existing home.
- **Maintenance Committee:** Allen Pederson reported his activities were busy with repair and replacement of signage at both ponds and the continued picking up of other people's trash along Silverheels Road.
- **Website:** Mike Peterson reported the website is still being maintained but needs to be rebuilt to accommodate all the new viewing platforms out there such as iPod and tablets, according to GoDaddy. Mike will do more research and take action if necessary.
- **Fish Stocking:** Mike Peterson reported the Augmentation Pond was stocked twice with over 200 lbs. of fish, and there was very little feedback regarding not putting the port-o-let at the small pond.

- **Directory:** Jackie Burghardt explained the volunteer SROA Directory to everyone and requested people review the copy we brought for any updates, and complete the sign-up sheets for anyone who wanted to participate.

Roads Committee: Roads Improvement Discussion and Vote on Special Assessment:

The Question to be voted on presented to the membership states:

Shall the SROA members approve a Special Assessment of \$1,000 per lot, with \$500 payable on December 15, 2019 and \$500 payable on March 15, 2020 for the purpose of purchasing road-base to assist the County in improving the 11.15 miles of dirt roads in our subdivision?

The discussion on the Special Assessment for Roads opened with Roads Committee Members Steve Josepho and Laura Biewick there to answer questions from the membership.

SROA Member Pat Cote presented an objection to the entire process, stating the information she received was not postmarked 30 days prior to the meeting as required by the covenants. Mike Peterson reported that he mailed the documentation to every property owner well in advance of the 30 days, but could not speak to when the Post Office date stamped the mailings.

Questions about how the project would be approved by the county were raised by many members, with some people asking if we needed to get Commissioners approval. Steve Josepho stated they were working directly with Darrel Evig and had not spoken to the commissioners.

SROA member Tom Barrett proposed an amendment to the Question:

"Shall the SOA members approve a Special Assessment of \$500 per lot, with \$250 payable on Dec 15, 2019 and \$250 payable on Mar 15, 2020 for the purpose of purchasing road-base to assist the County in improving the 11.15 miles of dirt road in our subdivision?"

Discussion regarding this amended question ensued and it was determined that it would be inappropriate to change the question at this time and thereby exclude all the proxy votes submitted on the original question. Additionally, the covenant requirement of 30 days prior notice could not be met and all members would not have the same basis to vote. After more discussion, Tom Barrett rescinded his amendment to the Question.

SROA member Andrea Haller made a motion to increase dues to \$100/yr. Steve Josepho seconded. Board President explained this type of issue has to be noticed to membership 30 days ahead of the meeting, so it was tabled to be raised at next year's meeting.

After more discussion, and a last call for comments went unanswered, Jackie called for the vote on the question as presented on the ballot and the proxies. The ballot questions passed 49 for and 45 against. All votes were counted by SROA members Mike Peterson, Harlan Steuven and Jim Burghardt

Election of Board of Directors/Board Alternate: Jackie announced there were 2 Board of Directors positions with completed two-year terms by Mike Peterson and Tom Nourse. In addition, the one-year term for Board Alternate Laura Biewick was up for re-election.

Nominations from the floor were opened and Mike Peterson and Laura Biewick were the only 2 people nominated for the vacant Board of Directors positions. As there were only 2 people nominated for the 2 open positions, the membership elected these two people onto the Board by Acclimation.

Nominations from the floor were opened for the Board Alternate position. Member Zachary Matthews was the only person nominated from the floor. As there was only 1 candidate nominated, the membership elected Zachary Matthews to the Board Alternate position by acclimation.

Adjournment: The meeting was adjourned by Jackie Burghardt at 12:35 p.m.