

**SILVERHEELS RANCH OWNER'S ASSOCIATION**  
**BOD Meeting Minutes**  
**February 27, 2023, 4:00 PM**  
**CCWCD Conference Room, 548 Front Street, Fairplay, CO**  
**Meeting – In Person**

**Call to Order:** The meeting was called to order at 4:09 p.m. at the CCWCD Conference Room by Board President Dave Wissel. Board Members Mike Peterson, Lesley Hall, Lane Mathison and Ann Erdle were all attending in person.

**Approval/Amendment to Proposed Agenda:** Dave presented an addition to the agenda, Highline Internet Issues as a topic for discussion. The amended Agenda was approved.

**Approval of Minutes of January 21, 2023, meeting:** The minutes of the previous meeting were approved as written.

**Treasurer's Report:** Mike presented the Treasurer Report, reporting a corrected balance reported at last month's meeting of \$18,018.99 to \$18,318.99 after Mike balanced the checkbook and found an error. There was a total of \$2,480 in income from annual dues received and total expenses of \$362.49 which included the quarterly \$300.00 payment to Allan Pederson for Maintenance, renewal of the SilverheelsRanch.org Domain name, and \$46.50 in Bank Service Charges due to multiple checks received without dates or signatures the bank rejected. Mike notified those property owners and all checks have been or will be replaced.

**Budget and YTD report:** The Report shows the correction to the Annual Dues received due to Mike's accounting error and the addition of Bank Service Charges as an Expense line.

Based on the account balances and the projected expenses of less than \$10,000 for the rest of the year, Mike requested transferring \$5,000.00 from checking to the savings account, which was approved.

Mike reported that we have 11 lots unpaid remaining. Mike will send out Past Dues letters with the 12% past due penalty applied.

Mike explained that one of the 11 lots remaining is Lot 79, which was actually vacated when the prior owners of Lots 78 & 79 vacated the lot line in 2000, leaving only Lot 78. In past years the SROA always charged for 2 lots, but this is not correct as there is now only one lot. Everyone agreed that they should be charged for one lot and have one vote. Mike stated he would modify the Approved Budget Amount for Annual Dues from \$16,080.00 to \$16,000.00 for all future YTD reports.

Mike will reach out to the Bank to get the Bank Signature Cards updated after Dave and Lane reported they had signed them and Mike still needs to sign off to complete the process.

### **Committee Reports**

**Maintenance Report:** Mike reported that he had not contacted Allan Pederson and had nothing to report. Dave reported that a neighbor had cleared a part of his road with their plow as the county has been slow to plow the county roads after the last storm. Lane and Mike both reported seeing a private white pickup truck plowing the county road, but Dave stated it is not county approved.

**Newsletter:** Dave asked if we could get an article for the next newsletter on septic systems maintenance.

Lane will reach out to his contacts for an article on septic systems maintenance.

Mike will write an article on wildlife/bears/animals coming out in spring.

Ann will write an article on the new initiative to introduce wolves back to Colorado.

Lesley will do a Covenants/SNACC update.

Mike will put Highline/SPT issues contact information in the newsletter, along with all other utilities.

The goal is to have all articles submitted for publication of the Spring Newsletter in April.

**Website Update:** Mike reported the website is up to date except for the board meeting minutes just approved.

Ann asked the question on whether the most current Bylaws were on the website as she could not find where the amount of the annual dues were and the bylaws referenced the change to \$40 back in 2007. Mike explained that when we changed the bylaws in 2017 we did not include the amount of the annual dues so we would not have to change the bylaws every time the dues were changed.

The amount of the annual dues are listed as \$80 per year in the FAQs section on the Resources page.

**Highline Internet Issues:** Dave reported there have been issues with internet issues with Highline/SPT in both the subdivision and at the county offices in Fairplay. He found out from the county that there are issues with the services provided from Denver on redundancy issues and they are working on it. Everyone should direct their concerns or questions to Highline/SPT and Mike will get contacts for all the utilities and add them to the newsletter.

### **Old Business**

**SNACC Committee Update:** The SNACC Committee has completed their review and update. Mike reported the committee did not make any changes or recommendations on the Insurance section Article VII and only minor changes to Article VIII General Provision. The final version has yet to be delivered to the board, but should be delivered soon. Mike reported there was also a change to Section 3.14 on Short-term Rentals that we need to use for the second round of survey questions.

A general discussion on the Short-Term rentals (STRs) issue ensued, with concerns over if the SROA has the authority to limit/restrict STRs or if the county or state can regulate them. Dave stated the county created the issue when they allowed STRs in any zoned properties in the county, and it has become a code enforcement issue. Dave stated his opinion on the issue, with 3 major issues involved:

1-Water & Sewer issues. We are approved for in-house use only wells, with outside augmentation added back in 1999. Does the use of a property as an STR meet the restrictions on well usage? Are septic systems able to handle the high usage beyond what it was designed for as a single-family residence?

2-Neighborhood Impacts. People who don't live here impacting the local neighbors and the first responders/fire departments and sheriff departments. Can we do any type of enforcement on these issues?

3-Infrastructure impact. The additional impacts to roads and other county services such as fire, EMS, sheriff, trash collection and other issues affecting the area outside of our control.

We need to be honest with our members and let them know that we as a board do not have the standing to enforce these issues.

Dave is working to get more information from the county on their enforcement of the current regulations. We need to get more information from the county and develop an STR article for the newsletter from the board's perspective.

A general discussion has held involving the issue of the new revised covenants including parts of the current bylaws, with concerns that this may not be a good document that could get approved. It appears that Articles IV through VIII are the bylaws, and should not be a part of the declaration of covenants.

It was decided that we need to wait for the final version from SNACC and reread it and meet to decide how to proceed. Dave suggested that we do the review and create our own document. More discussion will follow after we receive the final version.

## **Survey Monkey Account**

- a. Discuss and ratify survey questions – if any **Not discussed**
- b. Discuss timeline and other information – if any **Not discussed**
- c. Discuss and decide on future direction(s) for providing our comments and a final proposed covenant document to the membership for review / voting.

Lesley reported we have 45 surveys received to date. Ann suggested that we do not provide a second survey, as the second part of the covenants are part of the bylaws. Lesley stated in her discussions with other SROA members, many responses from members that they do not even read or pay attention to the emails about SNACC anymore.

It was decided that everyone should review the final SNACC version, comparing the original covenants and current bylaw to the new document, and be prepared to discuss our next steps.

## **New Business**

### **Combined Burghardt / Hank's complaint – Beatty parcel**

#### **a. Board discussion & suggestions – is a violation in order or not?**

Lesley reported the Beattys applied for and got approval to place the shipping container on the lot and are not in violation of county regulations. They most likely will have to paint the shipping container but that is not positive that the county requires it. Dave will respond to the Burghardt/Hanks emails and let them know the work on the lot is all approved and there are no violations to address.

**Adjournment:** The meeting was adjourned at 5:47 p.m.

**Next Meeting - March 27<sup>th</sup>, 2023**