

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

**Call to Order:** The meeting was called to order at 4:04 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. Also attending was SROA member Jim Burghardt.

**Approval/Amendment to Proposed Agenda:** Dave proposed an addition of "Public Comments" to the agenda, after the Call to Order and before the Approval of the previous Meeting Minutes. The Amended Agenda was approved.

**Public Comments:** SROA Member Jim Burghardt stated he wanted to clear up some mis-impressions that he heard from previous board meeting comments that were criticizing his and the SNACC work product. Jim stated he felt the work product was very fair and decided by majority vote of the entire membership. The base document was the Amended and Restated Covenants previously presented by the the attorneys hired to provide the covenants that were presented to the membership for voting. There were no additions to the document by the SNACC committee, and everything in the document was there from the beginning.

Jim stated that some of the amendments were in conflict with the current Bylaws, and those bylaws would have to be revisited if the new covenants were passed. Jim stated there was never any intention to insert any bylaws into the covenants, other than what the prior attorneys included in their final version that was submitted to the membership.

The second point Jim made states Section 1.3 provides the priority and control of the documents, stating statutes control the covenants/declaration, which control the articles of incorporation, which then control the bylaws, which control the policies. The policies were defined in Appendix A of the document and more specifically in Section 3.2 as being policies that the board develops for specific situations that come up, using the current fishing policy and the sign policy as examples. This Section 3.2 gives the board the ability to adopt policies.

Jim concluded that any comments about any intentional deception, or deprivation of rights or hidden agendas are nonsense. What the committee did was work to develop a comprehensive, thoughtful document that would work and he thought the committee did that. Jim requested that if any other questions came up that the board reach out to him or other SNACC Committee members and get the answers from them.

**Approval of Minutes of February 27, 2023, meeting:** The minutes of the previous meeting were approved as written.

**Treasurer's Report:** Mike presented the Treasurers Report, reporting a total income of \$249.00 over the past month with \$240 in annual dues and \$9.00 bank service charge refund. The only expense was the \$75.00 quarterly maintenance fee for the website paid to Kylie Pontius. The transfer of \$5,000 from the checking account to the money market savings account was completed. Mike reported there were only 7 lots with unpaid dues and stated he would send out Past Dues Letters with the 12% late fee applied to the remaining 7 lots.

**Budget and YTD report:** Mike presented the Budget & YTD Report, Mike noted that he changed the Annual Dues from \$16,080 down to \$16,000 to account for the lot line vacation of Lots 78 & 79. Mike reported the Bank Cards have been signed by all parties.

The Treasurer Report was approved as presented.

## Committee Reports

**Maintenance Report** – Mike reported that he had not heard anything from Alan Pederson, so no report was presented. Dave commented on the County's plowing practice of plowing to the second cattleguard and then later coming back in the week to complete the removal of snow from the rest of the subdivision. He reported the county is having major staffing issues and there will be more problems upcoming.

**Newsletter** -Ann provided a first draft of the newsletter, which included Lane's article on septic systems. Mike said he had an article about bears from the CDW website and would get the article to Ann by April 15<sup>th</sup>.

**Website Update** – Mike requested that he be able to contact Google and create an SROA Google cloud storage account for the storage of the SNACC committee recordings, the BOD meeting minutes, the Survey results, and links to any documents or files we want to allow access to. The board approved Mike to do the research and get back to the board with the cost and procedures.

**ACC Committee Report** – Mike reported that he reached out to Tyler Pontius and requested that they send us an update each month. Tyler stated there has been no activity during the month of March, and that a report will be submitted each month moving forward.

**Highline Internet Issues** – Dave reported that the county has been having issues with Highline and wanted to make sure that we have everyone report any issue they are having to Highline so they can address them. Ann has provided contact information that will go out with the newsletter.

## Old Business

**SNACC Committee Update** – Dave commented the Final Report from the SNACC Committee was received from Jim Burghardt and the board has had a lot of communications from the membership through the survey that need to be reviewed. Mike requested time to review the 78 Survey Results that we received before we can proceed with a review of the final SNACC Document.

Ann reported that she had started going through the document line by line and requested that the board set up a work session where we could work through the document, but there were things that she thought needed a review by an attorney.

Dave will reach out to some other attorneys, including Ed Hartshorn (rate is \$250/hour). Dave will reach out to other attorneys suggested and get back to the board.

A work session will be scheduled in 2 weeks and we will meet more as necessary to complete the task.

A work session is scheduled for April 10<sup>th</sup> at 4:00 p.m.

## New Business

**Neighborhood Fire Mitigation Efforts** – Dave spoke about the local fire mitigation efforts going on locally, referring to programs where the Forest Service has received money to be used in doing a lot of on the ground manual labor in working on Fire Mitigation. But there is a shortage of workforce to doing this manual labor. Dave commented that he thought the Forest Service was only working with local governments currently.

**Board discussion & suggestions** – Explore Wildland Fire grants – Mary Manka provided some basic information that she found. Dave suggested that Mary contact Fire Adapted Bailey, a local organization that has already gotten a program in place. We need to do more research with CUSP and the Northwest Fire Protection District to find any other opportunities. Ann will add some references and links to the newsletter for other programs she has found reference to.

**Adjournment:** The meeting was adjourned at 5:21 p.m.

**Next Meeting - April 24, 2023**