

DRAFT

Elk Falls Property Owners' Association, Inc.

Annual Meeting Minutes

20 May 2018

Call to order:

The meeting was called to order by Christine Groves and seconded by Sam Shapiro at 2:05.

Approval of 2017 Minutes – Motioned to approve by Christine Groves seconded by David DiMeo.

President's Report – Thomas Duffy 20 minutes

At the 2017 annual meeting the membership voted to change the annual meeting date to the first Sunday in May, the by-laws have been updated to reflect this change.

Fire danger - is real there was one on the edge of Elk Falls Ranch and Staunton. The Fire Chief did not find the source of the fire. There was also a fire in Harris Park. We live in a tinder dry forest and we need to start talking about fire and an evacuation plan. This may be a challenge for the new board to work on an evacuation plan. I have started the conversation with Zach. We need to coordinate the neighborhood, Staunton and Wedgewood Weddings. Imagine the major problem.

Rainbow Ranch – Camping is starting to look like a trailer park. This was not Jefferson County's intent. Jefferson County initially did not have a definition for camping. Jefferson County has now told the owner that campers can't be there for more than 14 consecutive days, or 14 days over a 45 day period. Enforcement may be a difficult task.

Bears are a problem - What are we going to do about the bears? Put the trash cans and hummingbird feeders inside. I lived here to see wildlife. Bear/human interactions are going to end poorly. Personally as your neighbor, please don't put your trash out early. The bears are coming in with cubs thinking it is a food source. New bear resistant cans from Mountian View Waste are great.

Lions – my children have had three close calls with lions after dark. They do see children as a source of food. Please be cautious.

Speeding – has been going on since I have been here. Fawns are being hit, people are running over geese, please slow down. I am also going to work on getting speeding under control. I want to contact the sheriff deputies and see if they will start setting up speed traps. I will continue to try and get Elk Creek striped.

We have a storage unit - now and Christine has collected up Elk Falls Ranch materials from neighbors and past board members.

New blood on the board – we need new people to step up.

Thank the board members. We have done a lot of work. Have we gotten everything done? No

New Residents – Gary Munion, Kyle & Sarah Longcreek, Tylor & Matt Carpenter, Dan Muller, Ralph & Laura Pyle.

Dog Poop and dogs off of leashes- While walking our dogs we find dog poop. Be a good neighbor and responsible pet owner, please pick up after your dog. Nobody wants to see piles of poop on their walk. Please use a plastic bag and throw it away in your weekly trash. Don't just put it in a bag and leave it on the road. Kitty litter needs to also be thrown away.

Charlotte Winzenburg commented that, maybe we can try humor with some informative e-mails.

State Park Report – Zach Taylor, 20 minutes

Same problem at Staunton with dog poop. If we discover a solution, please let him know. In Europe they shame each other. There is a picture that Zach wants to start using, it is a picture from the dog's perspective. The dog says, hey go pick that up. The sign says your pet, your responsibility.

Tom and Zach have met about where are the property lines? Zach has signs to post to indicate the property lines. Currently he is short-staffed and can't patrol the neighborhood as much as they would like. If you would like to have a sign let Zach know. Rangers do have the authority to write situations for illegal entry into the park. We want people to enter the park legally. In 2015 Mark Leigman moved on and Dale Speck is the new ranger. Mark Fisher will be back for the summer.

Yes, we need an evacuation plan. Staunton continues to do forest mitigation. The logging road on the west side is maneuverable with an RTV. They are working to fall trees and get the road cleared. Dines property has been cleared in the past year. The Fire Chief is happy with it the work being done. Please make your home a fire defensible space. Call Zach, and someone will come to your home and identify things you can do.

Wildlife phone and reporting center – 303/291-7227, please report bears and lions. They will be added to the database. District wildlife manager is Scott Murdock. Scott would have been here today but he is dealing with two bears that got into a house. You can also get brochures on bears, lions, etc. Please don't feed the wildlife. Please bring trash in. Bears require 24,000 calories per day, that is why they like trash. Mountain View Waste has bear proof cans. These cans save the bear's lives, dogs lives, your life.

July 1st, 25 back country camping sites will open. There will be no campfires. Of the 1,000 visitors that visit each weekend some will be spending the night. Rangers are working to be proactive about no campfires, and to keep things clean. The gates will always be open, however the park closes at 10:00 p.m. A ranger will always be at the park. Riffle Gap and Jackson Lake is Zach's background and he has a bunch of experience with camping. He doesn't anticipate issues.

Resources – the visitor's center should be done by this time next year. Maybe completed by December, they will have four offices, drive up window, multi-purpose room and they will be selling fishing and hunting licenses.

David Crespo asked about fire rings, there are no fire rings. Closed source fire is okay, charcoal grills are okay. Staunton camping is a reservation based pilot program through Reserve America. Elenor Matthews – when we did camping in Florida we locked the gate with combinations. Zach commented

that it was too complicated to get gates to open and close with combinations. All other state parks have open gates.

Someone stole the Staunton sign on February 3rd. Five letters gone and the buck rail fence was cut. They had a suspect but didn't have enough evidence for a search warrant. They have some donors that will allow them to get a new sign.

Roads Report - John Nelson, 15 minutes

When it comes to roads there are many complaints and few nice words. Our roads are not all that bad. John is trying to compile the history of our roads.

- So what have we done? We have had two gradings, one in September of 2017, and one in May of 2018. We did a culvert flush in August of 2017. It was a light winter and we had the roads plowed three times (1/22, 2/20, 3/27)
- We have updated our contract with Bronson.
- We have done limited pulling of the ditches and sometimes we are better off leaving the ditches alone, water flows through them better.
- I have spent a lot of time with the contractor.

Has everyone read the roads reports? There will be more reports to help inform and educate the community. Estimate that about 30% of our roads are down to bedrock. Road base consists of decomposed granite. Contract services are expensive. Large equipment can't service all of our roads so we are looking at scheduling small equipment.

Drive behavior - Corrugation (washboarding) the biggest cause is speeding. Please slow down. We are looking to put down road base. Not all grading is the same. We need to build a crown. Bronson is doing the best he can. Imitative is to improve roads, most options are expensive. Research shows road base to be the most cost effective. Signage, we will be putting up new signs. Trash trucks are biggest offenders. We could procure our own equipment. Benefits would be that we would have ongoing year-round maintenance not just twice a year. Cost savings would allow us to add road base. It is a low investment with a high return. Most importantly, we need community cooperation, please slow down. We have a culvert puller, and it is a lot of fun to use. We also have the yellow safety signs that we can put up.

Each grading costs about \$7,300. We could see a cost savings right away if we owned our own equipment. It makes sense to have the capacity to address issues as they arise.

Tom is going out work on the west gate potholes.

Contact info: elkfallroads@gmail cel # 808/285-2965

Jerry Gregory – Will Park County maintain Upper Ranch Road? No, we don't have the capacity.

Architectural Report – David DiMeo, 5 minutes

There isn't a whole lot of activity. Fences are the major things. One person is putting up a garage. Please follow all county rules. If the plans are approved by the county most likely will be approved by the Architectural Committee. We just don't want to see a lot of steel buildings. If you see something that doesn't appear to conform to county regulations and covenants contact me. Each Block has its own covenants.

Tom Duffy – How far off property line can I build a fence?

David - Be a good neighbor. Please consider your neighbor's property line and how it effects the neighbors. There are size limits on garages.

Treasurer Report – Renae Braun, 5 minutes

We have healthy reserves. We had a light winter, nothing surprising or unusual. Bob Wallace, thank you for financial review. Thank you to all who pay their dues on time. I do have a quote from Hammersmith that would outsource the accounting and web portal. They are big they have 225 Home Owners' Associations, they are based in Colorado. The proposal is for \$550 a month. There could be additional fees for homeowners, like a status letters and fees for when you sell your property. We might have to vote on it next year. We are currently lenient on late fees, if we went with a management company that would probably change.

Charlotte Winzenburg – What do you mean about extra fees?

Renae - Transfer fees, title fees, fees when you sell your property, management company charges. There are probably fees that we could be charging and we are not. I want to be careful about that. Bylaws say you can't go over \$300 per year. We need a management company for the back office

Jerry Gregory – How many people did not pay their HOA fees?

Renae - 5-10 that are multiple years in the rears, maybe 10 that haven't paid their dues this year. Could be that it is due to the meeting being earlier in the year.

Tom – Board work is getting to be a lot of work. We want a responsive company. Everyone in this room has a life, a job and a family. I want the management company to be local.

Firewise Report – 10

Robert Fletcher, congratulations 2017 renewed certificate, we are in good standing. This year they have changed the qualifying criteria. It is now per dwelling unit not by the number of people they think are living in the area. One hour per dwelling is required, 151 hours per year to 453 hours last year. The dollar value per hour is \$24.14. Hours x @24.15 + expenditures = our in-kind contribution. Last year our Fire Wise efforts value \$12,887.

This is a cool website. www.jeffco.us/517/fire-ban-details.com. Go to this website for fire bans, it lists what is allowed, what is not allowed, defines what is a fire-pit, etc. I did an education outreach last year, 6 people showed up. I am going to do another one this year. I am looking for some committee help. We need to update our goals and action plan. We are due for a fire risk assessment. We will let

us know when that will happen. Look at your house numbers. Are they visible? Can emergency vehicles find your home?

Rachael Nelson – How do we log hours?

Bob Fletcher - E-mail me. Firewise is due November 15th. We already have a great start for 2018.

Pat Peston, Do you have a lot of people involved with Firewise?

Bob Fletcher - Yes, quite a few.

David Crespo, if you are picking up pine cones, etc., report your hours.

Firewise can get volunteers to come help. Pick a Saturday afternoon and get a project done.

Ted Hammon, there is a slash drop off in Bailey with a small charge.

Amy Burdett - Elk Creek Fire has a chipping program. They will come chip for free. They have hired two more people. Experts will also come out and talk to you about your house. Mike Pesta, does spraying for pine beetles count.

Tom Duffy - Park County has a great for fire mitigation, three additional guys were added this year. They are at currently working in Deer Creek Ranchettos. Might be a good resource for Park County Residents. Park County has a federal grant for fire mitigation, 15 guys working on the program.

Charlotte Winzenburg - When is the next directory going to be published?

Renaë - It would happen with the outsourcing. Currently, it is on hold.

New Business

Local Improvement District – Dave DiMeo

About mid-February Park County Commissioner Mike Brissel had a meeting at the Bailey Fire Department to review what we have available in Park County, much of this is going to be applicable to Jefferson County as well. Basically what we have is dial-up, satellite (there is a latency, up and down, about 2 seconds), satellite is expensive. State-of-the-art right now is fiber optics. Park County owns a fiber optic line with a nod at the Bailey library. It goes south to Platt Canyon High School, and the other direction to Deer Creek Elementary. Because it is a public line anyone can tap into it. Fiber optics does not go over head. It goes in the ground. It is the trenching that is the issue and the expense. So how do we do this, how do we get this done? We need to form a Local Improvement District (LID). We would partner with the provider who would commit a certain amount of dollars and we would come up with a budget. Our entire neighborhood and anyone else who wanted to hook up. We would then float a bond for the amount of money we would need. The provider would share in that and we would share in that. There would be an assessment for every home. The important thing is that whether you connect or not you will be assessed. If 51% agree to do this then it will happen. According to Mike Brissel it won't happen with 51% because the other 49% will protest and make trouble. He says realistically we need more like 60%. The bond would be 45% provider, 45% LID and 10% grants. Our 45% would be

assessed to each house. The county would collect the money and remit to the bond holder. Rise is another provider but you need a direct line of sight. John Carr is chairman of the Park County Broad Band. I would like to form a committee. They are going to have more of these meetings.

John Carr – It is going to take at least a year to get things moving.

Rena Braun – The POA doesn't have anything to do with this. We are just helping organize this.

John Carr – Let me ask you this, can the POA incur debt?

Rena Braun – Yes.

John Carr – Then the POA can form their own LID. Just like the roads, you have an assessment every year. We want to get as many people as possible to drive down the per person cost. We would need to get some people living off Elk Creek Road and Woodside. The government will not help with cost. Thirty people interested in forming a LID. Committee: Sam Shapiro, Bob Phelps, Leslie McConal, Dan Muller, John Carr. The committee will report to the membership next year.

Air B&B – Christine Groves, 15 minutes

At the 2017 Annual Meeting the residents voted to put together a committee to research Short Term Rentals. The committee has met twice. The Committee consists of Kathy Fletcher, Christine Groves and Charlotte Winzenburg. Charlotte sits on a Short Term Rental Advisory Committee in Denver and brings with her a wealth of knowledge.

Major cons were found to be:

- Safety and Security (not knowing who is coming and going)
- Neighbors taking the brunt of the disturbance for a commercial operation
- Increased traffic on our roads
- Partying into the night
- Enforcement issues
- Destabilization of the neighborhood
- Mixed use (residential and commercial)
- Fear of dropping home values
- Takes away affordable housing

The only pro we could come up with is that the owners' of these properties make a bunch of money.

That was the basis of the newsletter article. Quickly after that I received an e-mail from Laura Nesbitt and she writes:

Like with most things in life, nothing is all bad or all good. Here are some of the pros to short term rentals:

Short term rentals are well kept in tip-top shape, very well maintained. They have to be in a competitive market. With long term rentals (and we have evidence of this in our neighborhood), maintenance can & often does become deferred.

If a short term rental guest violates public intoxication or noise ordinances, or too many guests staying, they have to leave the premises. There is no long, drawn out eviction process. They have no domicile rights.

It is most often better to have a home occupied than sitting vacant. Would-be burglars try to avoid homes that are lived in.

Short term rental opportunities provide primary home owners a way to make occasional income from their largest investment, while they are on vacation, a work assignment, etc.

These are just a few pros. However, instead I believe we should focus the conversation on desired outcomes, because that is really where the focus needs to be. What are the outcomes that we want to achieve for both the community as a whole as well as individual home owners? Any changes to the covenants should be drafted with the desired outcomes in mind.

Christine Groves - There you have it in a nutshell. That is the data we have come up with so that we could continue the conversation. Park County does not have any regulations on short term rentals nor has any intention of regulating short-term rentals. On the other hand Jefferson County is quite extensive on their regulations. The committee also thought that the community should vote and regulate so that we would have continuity rather than Jefferson County has a set of rules and Park County has a different set of rules. If you vote today to disallow short-term rentals then it has to go to each block for a vote. If I vote not to have short term rentals in my block and the other two blocks vote to allow short-term rentals haven't I just short changed myself out of potential revenue? This all got really complicated quickly. If we disallow short-term rentals then people won't be coming into the neighborhood looking to purchase strictly for short-term rentals. If neighborhoods around us disallow short-term rentals, then people will come to our neighborhood to invest in short-term rentals. There's a lot of facets to this and there are a lot of moving parts to this.

Charlotte Winzenburg - short-term rental is defined as less than 30 days.

Christine Groves - as a community we can define what a short-term rental is.

Charlotte Winzenburg - has been working for four years in Denver on short-term rentals. Denver has had an ordinance for 1.5 years. It really is complicated. In Denver it must be the owner's primary residents. They find ways around that. They will be adding a limit on the number of guest that can stay. The problem she sees with rentals of less than 30 days is that the association will do all the work and all the policing. It is going to be hard to get an inspector up here on a Saturday night when police are busy doing other things.

John Carr – In Breckenridge they are getting to many people in a house. People are parking wherever they want to park. They don't have the value of ownership. What they found in Breckenridge is that the police don't understand and don't have the legal obligation to patrol and maintain control. The police show up ask that they keep the noise down and once the police leave the party continues. Sometimes the management companies that manage the short term rentals are not a local organizations, so who do you go to, to complain about trash and parking on my front lawn, etc. In Park County there was an incident where the owner did not allow dogs. Someone showed up with dogs. The owner called the police. The police told them there was no law against dogs and told them to work it out. It is the impact

of the neighborhood and the neighbors that is the biggest issue. Don't think that the management company and the police are going to be the enforcers for what you might feel is detrimental to the neighborhood.

Christine Groves – I would like to speak to what the committee found and what Charlotte confirmed. Is that sometimes it is hard to find who owns the property. They advertise through AirBnB, they communicate through e-mail and you cannot contact them any other way, you cannot get a phone number. Sometimes they don't have a picture of the outside of the house. So you can't go out to AirBnB and look for the outside of the house to try and identify who might own that house and how you might be able to contact them. It really gets complicated really quick.

Charlotte Winzenburg – They estimate that there are around 3,700 short term rentals in the city of Denver. We have about 55% compliance right now. The city hired a company named Host Compliance that searches these places out. They got the low hanging fruit and the rest are very difficult to find. It is usually neighbors' complaints that are the most effective way to find them.

Question – Why has this issue come up?

Rena Braun – Our covenants don't allow for commercial uses. The Supreme Court recently ruled that short term rentals are a residential use. This is why it is a new issue for our association.

Leslie Carpenter – We purchased a rental. We walked around the house and we don't know why it is still standing. We don't know why it hasn't burnt to the ground. The people that were renting it threw coals off the deck, close to the house. When we talk about short term rentals, think about the safety of the community. They might not know there is a fire ban and see a fire pit outside and use it. It is a great opportunity for someone to make a lot of money but these need to be in places like Breckenridge and Las Vegas. This is a community where we live and if someone screws up it affects all of us.

John Carr – When things go right, no problem, when they go wrong how do we get it resolved?

Charlotte Winzenburg – A comment from a realtor at their last meet said that some of the buildings in Denver are getting more than 20% occupancy of short term rentals. It is making it difficult for people to sell to someone that wants to live there and get financing.

Tom Duffy – While I don't agree with this, I am going to give a comment of what I have heard from some people I have talked to. Now we are delving into how people manage their real estate. I want you to think about it.

Sam Shapiro – We need to think about what can you realistically enforce? You are on your own here from a police perspective. How are you going to know you have a short term rental (a) and (b) How are you going to verify it, and what are you going to do about it? What are the repercussions to the owner? I don't know if it is enforceable. The covenants are but we are not at that level.

Christine Groves – We are. The community discussion last year was to change the covenants to disallow short term rentals. Rather than do that, we formed a committee to carry on the conversation at a more intellectual level. Yes, we are at a level of changing the covenants and yes we can enforce covenants.

Sam Shapiro – How you can say this is what I want or don't want to accure but then again how are you going to make sure those intentions are being enforced?

Charlotte Winzenburg – You put a lien on them and then eventually foreclose.

Christine Groves – One thing the board did do this year – is we have retained an attorney. The firm specializes in HOAs and is the largest firm west of the Mississippi. It is a time that has come because we are such a litigious society and because things are so complicated. In the last couple of months we have picked up the phone and we have an attorney on the other end of the line. Not within days but within hours. We get conference calls set up and we are asking very intelligent questions. One of the questions Renae asked last week, was if we have someone that is doing short term rentals are they automatically grandfathered in? The answer is no and it has been upheld by the Supreme Court. Then that brings the conversation around to do we wait until this becomes a problem knowing that that the Supreme Court has upheld the law that states we don't have to grandfather someone in.

Charlotte Winzenburg – Enforcement is a problem, but if we do nothing it will be a greater problem.

Renae Braun – It will prevent people from purchasing properties for the sole use of Short Term Rentals.

Comment from the back. You are rated as a renter and a rentee. I am rated as to how I treated their house and how I followed their rules, etc. That is viewed by other people I would want to rent from. If I get a bad review they are not going to rent to me. So if they didn't tell me that I couldn't have a fire because of high fire danger, that is their problem not mine. It is our responsibility that our community be responsible and tell people they can't have fires. There are so many ways to make it safe.

David Crespo – Two things, what Renae stated earlier is correct. The Supreme Court of Colorado ruled that it is your residents and you can use it as a business. If we vote today it is a vote for the board to send out a written vote to each of the blocks. The general assembly votes to have a vote sent to everyone to vote for their block.

Motion that the board needs to conduct a vote that residential properties can't be rented for less than 30 continuous days.

Charlotte motioned and Carol Phelps seconded. In favor 38, opposition 17.

Road Vacating, Tom Duffy – 15

Many people have heard about this. The question at hand is the concept of vacating the roads. This has been talked about at least since 2007 maybe longer. Jeffco contacted Tom Duffy about vacating roads sometime around January or February. They said they had this old case and asked what we wanted to do. Tom then contacted Park County. Jefferson County has many regulations and steps to vacating the roads, remarkably Park County has few. There are many facets to vacating the roads. You can't use it as a tool to deny access to someone's property. If we did this we would literally have ownership of the right-of-way. This is approximately a six month process. There are 79 days of paperwork and then three hearings in Jefferson County. Everyone would have to agree to vacate the roads. We would have to come up to private road standards. Right now if you look at the plats it appears as though the roads are not where they are supposed to be. Take my house for example. The entire Rock Creek Road is on my

property it is not on the right of way. We have a bunch of places where the road is not where the right-of-way is. We have similar issues over in Park County. These could be complicated issues to resolve. If we ever wanted the counties to maintain our roads we would have to do some major work. Currently the roads are 18 feet wide and they would have to be 24 and they would have to be paved. If the road serves less than 15 dwelling then the standards are not so stringent. Park County requires two public hearings and no easements or surveys would be required. The pros: we could theoretically put up gates and we would have control. The cons: everyone would have to agree, we would have to get easements and bring the roads up to standards. Might need to ask an attorney about liability issues.

Rena Braun - We are liable because we maintain the roads.

Sam Shapiro motioned to not vacate. Richard Mathews seconded.

Wedgewood/ZGolf Liquor License, Tom Duffy – 30

Tom came to the board to see if the license was something we wanted to ignore. The board decided that we were going to try and affect the outcome. Unfortunately we failed. License is going to Z-Golf doing business as Wedgewood Weddings. One of the positive things that came out of this is that the Liquor Board in Park County said that they are going to look at this again in a year and if there has been complaint they are going to have to go back through this process and have another hearing. They can only serve to their guest and cannot open a bar. The specifically wrote that into the license in Park County as a restriction. We didn't have much of a bargaining chip once they got approval from each county. In a way that might be a good thing because we will have bartenders monitoring drinking. Our primary concerns, safety, and people drinking and driving. Fires, fires will only be in the fire pit. The last and biggest discussion was noise. Wedgewood did some sound tests with their new sound system. We did two folks homes from the Willows facility and we did one from the Creek Side facility. Tom thinks we got the music blasting under control. The folks on their porches could not hear the music. Weddings will end by 6:00 p.m. they are going to close the doors and windows at 9:00 p.m. for the receptions. For the cabins, in the contract it says quiet time starts at 10:00 p.m. As a community we need to start making reports for problems. If there are issues with the weddings we want reports to go to Wedgewood. If it is an issue with the cabins the Dunwody's want a call. Please give the board feedback as you make these reports. David Crespo is the only person in the community going on record as making formal complaints. As a community we could block their license if they make too much noise. Both Wedgewood and the Dunwody's want detailed reports, don't just call up and say I hear noise. They want to know what kind of noise, when and for how long. We have a window of opportunity to turn this around. If they won't listen to us we as a community we have an obligation to start documenting the problems, not just one individual.

John Carr – In the lease between Dunwody's and Z-Golf there is mention of the Homestead Lodge, any insight into that?

Tom Duffy – I don't. I spent some time with the Dunwody's and I mentioned the Homestead. I told them that might be the next big thing. They were not prepared to talk with me about it. I kind of got the impression that maybe this is contingent on how successful the current business is or isn't. They just weren't ready or willing to give me details.

John Carr – Z-Golf has some financial responsibility to the Dunwody's to keep the cabins full or they have to pay the Dunwody's. Also, there are rules on the Homestead lodging.

Leslie McConnell – They call almost every weekend on the cabins.

Tom Duffy – We need to start capturing this so that when we go to the hearings next year we are not going on what the Dunwoody's say but we have captured over the next year.

Leslie McConnell - Lots of drinking at the cabins. I would have loved for you to come up to our deck and do the sound test.

Tom Duffy - Bottom line they have a vested interest in working with the community.

For initial complaints contact the board so that we can work closely with Wedgewood to get the sound under control.

Rena Braun – They want to tweak the new sound system. They want to work with us.

New Business – Sam Shapiro I was going through the CIOA regulations that we are all supposed to adhere to. I found a section called, Surplus Funds: 38-33.3.3-314. Unless otherwise provided in the declaration, any surplus funds of the association remaining after payment of or provision for common expenses and any prepayment of or provision for reserves shall be paid to the unit owners in proportion to their common expense liabilities or credited to them to reduce their future common expense assessments. My contention is that when I start looking at our assets on the spreadsheet it seems to be surplus. I think we have surplus funds. I think we are charging too much or we should apply it to the benefit of the home owners, ie road improvements or it should be refunded back to the different parties that are paying into the community pot.

Rena Braun – I would be interested in seeing where you found that in CIOA. One thing is that we do plan on spending more money on road improvements in which John talked about. We also need a certain reserve. We had a big snow and it cost \$20,000 plow us out. We do need reserves.

Sam Shapiro – We talked about that last year and my thought process is not to pay everybody back, personally that is not what I think it should be used for. If we could take a portion every year and start working on the roads. Obviously not doing the whole area at one time. When there is excess money, more pavement throughout the whole community. That is what I would like to see personally.

Rena Braun – I think we are to talk about using pavement on sections. Yes. I will have to look into that, I don't know if that applies as we were a homeowners' association before CIOA. I'm not sure that everything in CIOA applies to us.

Sam Shapiro – Fair enough. That is what I wanted to bring up.

John Nelson - addressed the cost of improving the roads. Roads aren't cheap. Road base is \$18,000 for material per mile. We have 6.7 miles. That is just the material and not the cost of grading it. Recycle asphalt might be a good idea. Pavement would be the most expensive. John wants to form a committee to research solutions.

John Carr - Park County might be able to donate time and equipment. They have done that in the past.

Nomination of Candidates -10

John DiMeo
Renaë Braun
Taylor Carpenter
John Nelson
Leslie McConnell

Election of Board Members.

Adjourned motioned by ___ seconded by _____ at _____ p.m. (This didn't happen)

Respectfully submitted,
Christine Groves