Sunset Ridge Property Owners' Association

**Annual Meeting**

June 7 2014

Call to Order – – 10:02 AM

Introductions – – all members in attendance (29) were invited to introduce themselves.   Board members then introduced themselves. Board President Bill Steinmiller was the only absent member of the board.  Of the 119 lots in the association, 29 were represented in person and 31 were represented by proxy.  Therefore, a total of 60 lots, 50% of the total, was represented.

Approval of the 2013 Meeting Minutes – – motion made, seconded and approval received of the 2013 annual meeting minutes.

Election of directors – –A motion was made, seconded  and unanimous approval to elect Bill Steinmiller and Allen Nordin to three-year terms.

Treasurer’s Report – – Don Sawyer
The 2014 budget was presented and after minimal discussion it was approved. After the voting there was a brief presentation and discussion concerning a desire for and benefits to have additional home owners  volunteer and assist board members in association matters and committee activities.

A home owner asked if the Association has an asset replacement report to file with DORA in response to the new state of Colorado Statutes. The member, David Warren, said he had some experience with another association and would be glad to assist in preparing such a document for the Association.

There was also a question from the members regarding the budget to include a value for the new lots in Tract E.

Colorado State Forest Service – – Ron Cousineau
●    He discussed the pine needle scale attacking our pine trees. This is a sap sucking insect that attaches to the needles of pine and spruce trees.  Ron said they don’t recommend spraying for the scale. There are other insects that tend to feed on the scale and that the insect will run its normal course and hopefully decline in population.

●    He discussed fire defense issues and urged our subdivision to pursue FireWise practices  to reduce exposure to wildfires.  The Forest Service will do individual inspection of the properties on a time available basis to assist in fire mitigation practices.

●    He offered to do a community assessment with representatives of the subdivision to identify our status and weak spots concerning fire defense.

Tract E – – Lori Wheeler
●    He reported that we have a court order allowing us to store water rights in our pond for water augmentation purposes related to Tract E development.
●    We must return to the court in several years to report the use of well water in the Tract E development.
●    We are now in process of finalizing the preliminary plat and planning to file this with the County in July.
●    He expects to have plated lots to sell next year at this time.

Winter Trail, Pond and River Report – – Mike Mason
●    The recent pond flooding and damage will be evaluated and needed repairs will be determined after the water levels recede.
●    Not planning to add any fish to the pond until repairs are made.
●    Discussed issues with the X/C trail resulting from heavy snowfall this year. The snowmobile for grooming is still working well.  He plans to do some maintenance this summer on the trail and requested assistance from homeowners whose properties are  contiguous  to the trail. He also mentioned the recent work by Middle Park Electric (MPE) last fall. MPE will return in this fall to fix any settling that has occurred and reseed.
●    Mike mentioned he wants to start a Facebook page concerning events and activities that have occurred at the pond or on the trail. He is looking for volunteer/s to assist in establishing a Facebook page.
Architectural Control Committee Report – – Allen Nordin
●    Allen reviewed activities of the committee.
●    One member questioned if there was any authority that could deal with the abandoned property on Silver Lining Circle.   The Association has a lien on the property. It was suggested that the bank be notified of the status of the property and issues that need to be resolved.

Old Business –  --
●    Septic systems inspection program is working well. Our contractor is having some problems contacting owners prior to inspection. He will continue to do inspections even if he cannot contact the owners. He is finding some unexpected problems with existing systems.
●    Main entrance improvements – it was reported that we don’t anticipate any improvements until some revenue is received from selling lots in tract E.
●    Street paving – Don Sawyer reported that paving of CR83 to Devil’s Thumb Ranch should be completed by the end of July.  CR83 is expected to be re-paved from US 40 to Sunset Ridge entry in conjunction with the Devil’s Thumb project. There was a lengthy discussion regarding paved roads in Sunset Ridge. A motion was made and seconded to pursue paving to determine potential costs and issues associated with the project.

New Business –  – broadband services to our subdivision
●    An owner has volunteered to work on getting broadband service to our subdivision. At this time we do not have any other information.
●    CWPP – – the topic was addressed by the Colorado Forest Service and included a discussion of the items needed to accomplish the FireWise designation status for Sunset Ridge.  Those in attendance were urged to read the CWPP documents and consider what they can do.
●    911 Address Signs – – Allen Nordin reviewed the status of the program. All sign post are placed in a standardized location.  Because of this, some sign post are surrounded by small trees and they need to be trimmed/removed to make the signs visible. The new signs would be set within the next 30 days.

    No other new business was raised.

Clean up Date – – there would be a cleanup day scheduled for Saturday 14 June at 0900 and to meet at the main entrance to the  subdivision.

Adjournment – – 11:50 a.m.

Edited 8 Aug 2014