

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

June 15, 2019

Call to Order at East Grand Fire Station in Fraser at 10 am.

Introductions –quorum of 73 voters present including signed proxies.

Approval of June 16, 2018 Annual Meeting Minutes – Motion to approve by Dave Warren and seconded by Stan Loftness; unanimous approval by those present.

Road Improvement Committee Report by Lori Wheeler – Described the process that the committee had used to determine what the majority of Owners want to do to improve the condition of the roads in Sunset Ridge. He discussed the two surveys that were sent to Owners, resulting in a majority of Owners supporting paving the subdivision roads with Hot-Mix Asphalt. Lorie discussed the anticipated costs, the schedule and the County requirements for forming a Public Improvement District for paving the roads. Lisa Waldorf presented recent real estate data comparing sale of properties in subdivisions with and without paved roads. Q & A and discussion with attendees followed.

Beaver Village Management (BVM) Report by Anna Penell - Presented an overview of BVM management duties, i.e. check on reported violations, respond to owner requests from the owner portals, track income and expenses as requested by the POA Board. BVM offices are moving to the Winter Park Station building and can be contacted at BVMLLC.org or through the sunsetridgepoa.org website.

Treasurer's Report by Anna Pennell ----- Reviewed the 2018 Financial statements including Profit and Loss sheets projected on white board and answered questions. Motion to approve the 2018 Financial Report by Stan Loftness and seconded by Don Schleicher, with unanimous approval by attendees. The 2018 Financial Report will be posted on the Sunset Ridge website.

Trail, Pond, River Report by Mike Mason – New fire hydrant has been installed at the pond and trout are scheduled to be delivered in June. River bank improvements have been completed and a new lock will be installed on the pond gate. Information will be forthcoming on how owners may obtain a new key. Fishing is allowed from the pond banks only, not in the river, and guests must be accompanied by an owner. No boating or swimming in pond is allowed. Trail rules include: Stay on groomed winter trails and do not enter Devil's Thumb Resort or private owner's properties. No bicycling is allowed on trails due to accelerated erosion. POA insurance only covers cross-country skiing, walking or snow-shoeing; no downhill skiing or sledding. The Board was requested to research insurance costs if additional activities were allowed. New trail signage is being considered. Contact Mike Mason or board to volunteer to develop new signage or to help mitigate erosion on trails.

Architectural Control Committee (ACC) Report by Bill Steinmiller and Anna Pennell – Submit plans and review requests to BVM and they will be reviewed for compliance with Policies and Procedures available on the website. BVM will assist the ACC, currently comprised of Bill Steinmiller and Mike Mason. Interested volunteers are being recruited to assist the ACC.

Septic System Inspections – Bill reported that the board is currently working with the County to determine whether the inspections need to be conducted annually, rather than biannually as done previously, to comply with state requirements. Modern designed systems have not been inspected yet due to insufficient procedural information. Inspection reports need to be requested by the property owner as stated on the invoices. Several attendees requested advance notice from the inspecting company. A board representative will coordinate with the septic inspection company to improve communications with property owners. Volunteers are requested to assist with this effort.

Website – Martha Baird and Ashley Howe have volunteered to manage the Sunset Ridge website. Contact any Board member to suggest items of interest that you would like to have included on Sunset Ridge web site.

New Business –

Violations – Call BVM (970)726-9401, use personal portal or mark@bvmlc.com

Slash Chipping – June 24 and Sept. TBD, 2019

Fire Mitigation Committee – A Fire Mitigation Committee was formed and has been working on and with Sunset Ridge Estates Fire Mitigation Committee on a number of issues in that affect both subdivisions.

Fire Hydrant A The Pond – A \$20,000.00 grant was received from the East Grand Fire District Board to replaced the draft fire hydrant at the pond with a Mountain Speck Fire Hydrant.

Cistern – Sunset Ridge and Sunset Ridge Estates have entered into a cost-sharing formal agreement to installation of 30,000 gallon potable water Fire Cistern on Sunset Ridge property on CR8300. The committee is investigate additional grant funding sources to help pay for the estimated \$150,000 project. The contributions and expenses are being tracked as a separate project budget line item.

Second Means Of Ingress/Egress To The Subdivisions - The Committees are working with the East Grand Fire District to establish a second means of ingress/egress to the subdivisions as future planning for development along the borders of the subdivisions take place.

Firewise Community - The Committees are also working toward becoming a designated Firewise Community.

Internet – High speed internet cable has been installed to the Century Link to the switch box at the entrance to Sunset Ridge.

Election of POA Board of Directors conducted by BVM –David McKnight, Don Maurais and John Niedzwiecki were elected to the Board of Directors for three year terms.

Blair Kilgallen requested that Sunset Ridge POA consider becoming a Neighborhood Watch Community. Interested volunteers are requested to contact BVM or the Board to form a committee.

Clean-Up Day – Scheduled Sunday June 16, 2019 at 10 am. At CR8300 Entrance

Adjourn – To the Wheelers for Potluck Lunch, 135 CR 8300

Respectfully submitted,
Pamela Hanson, SSR POA Board Secretary