

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Sunsetridgepoa.com

June 16, 2018

Call to Order

Introduced Kyle O'Herron, Kyle is a property owner and will be the new owner of A&A Septic Services Inc.

Introductions of Property Owners and Board Members present at East Grand Fire Department community meeting room.

Unanimous approval of June 3, 2017 Annual Meeting Minutes – as saved on website sunsetridgepoa.com

1. Trail, Pond, River Report – Mike Mason

Trails;

Mother Nature didn't help us out much this winter but I did what I could with what we had; I did break the groomer twice hitting stumps. I hope everyone enjoyed the new trail alignment and the access to private lands. These trails are intended for winter use only. Nothing North or East of Tract E is available in the non-snow times. Please access Tract E from the trail across from Wheeler's driveway or the upper access at "Don's Bench" at the top of the hill. If you have a Devil's Thumb Summer season pass, please access the Black Ten from the North gate only. Don't forget your "doggy bags" on hikes and to whomever is leaving them along the trail for somebody else to pick it up...there isn't "somebody else"! Please help out.

Pond and River;

Here again, Mother Nature will have a longer term effect. The waters in the Fraser will get to intolerable temps for trout by mid July. Please check:

<https://waterdata.usgs.gov/co/> for the latest water flows and temps. You will find EARLY morning is a safe time to catch and release fish but after that, fish the pond. I have stocked 246lbs of 9" to 14" Rainbow Trout (about 200 fish) and have caught a bunch to check health. They are fat and happy.

The Fraser River directly upstream from our property is now Public Water. It is up to all of us as owners of the property to watch that the public does not venture onto our water. Please ask people for the key they needed to enter the gate if you think they are not SSR owners. The good news is that we can go there and fish (legally) now! The use and fishing regulations for the pond and river are posted on the inside of the gate and on our website, please familiarize yourself with

them and, as always, please lock the gate when you leave and bring ALL thrash (yours and others) out with you.

Use of the Pond, the Trails and Common Properties;

Sunset Ridge POA carries Liability Insurance that includes the use of the Pond, the Trails and the Common Properties, including Tracts A & E. The underwriters of the insurance policy have identified the uses insured in the policy. For the Pond, the use they allow is fishing from the bank only, they do not allow any uses in or on the pond, including swimming, diving, boating, floating or ice fishing.

For the Trails and the Common Properties, the uses they allow are walking, hiking, snow shoeing and cross country skiing, they do not allow tubing, sledding or downhill skiing. The underwriters will not write a policy that includes uses in or on the pond, tubing sledding or downhill skiing. Any liability insurance that would cover those activities would be to cost prohibitive. Please use the Pond, the Trails and the Common Properties appropriately – for walking, hiking, snow shoeing and cross country skiing only.

Also, the trail system, other than Tracts A & E are on easements of private property. Many property owners have dogs; their territory should be limited to their property. If you have your dog with you on the trails, please keep them close, on leash if necessary, under control and on the trails, and please pick up after them.

Further discussion included suggestions to improve fencing and signage around the pond boundary, and to mark trails and post a trail map on the website.

2. Architectural Control Committee Report – Bill Steinmiller

The Architectural Control Committee is established under Article III of the Covenants, the Committee approves plans as described in Section C of Article III. The Committee also enforces the Covenants to protect property values within the Property Owners Association.

3. Septic System Inspections – Mike Hawkins

Mike Hawkins, volunteer to handle Septic Inspection Coordinator, will coordinate with A&A Septic Services Inc. to track inspection database and report concerns directly to the Board.

4. Treasurer's Report – Bill Steinmiller

Bill reviewed the Profit and Loss Statement and the Balance Sheet for the year Through April 2018. A profit and Loss Statement and Balance Sheet through June 2018 will be posted on the Web Site as soon as they are complete. The 2018 Budget is currently posted on the Web Site. A Reserve Fund Study should be completed this year.

5. Web Page – Bill Steinmiller

Emma O’Herron, has volunteered to maintain the Association’s Web Site since Dave and Sue Joseph sold their house.

New Business

1. Internet – Bill Steinmiller

Century Link has requested right of way clearance across our pond property in order to run higher speed internet cable on the Mountain Parks utility poles, the request was granted. Additionally, Century Link needs two other property owners to grant clearance before the cable can be installed to the switch box at our main entrance.

2. Slash Chipping – Bill Steinmiller

Ron’s Tree Service is scheduled to be in the subdivision the week of June 25. There will be another week scheduled in September.

3. Fire Hydrant / Cistern – Bill Steinmiller

This past winter was the first time Middle Park Water Conservation District, the owners of the majority of the water in our pond, had a call on their Water Rights stored in the pond. The draw would have amounted to half of the water in the pond. This would have dropped the water available after the winter freeze below the pick-up point of the hydrant. The hydrant in the pond needs to be reevaluated. Another option would be a Fire Cistern, water storage tank, installed in the subdivision. This option has been discussed with Sunset Ridge Estates. The Estates held their Annual Meeting last on June 9th and their members were interested in investigating this option.

After some discussion a majority of property owners, present, voted to investigate costs as well as locations for a 30,000 gallon, partially exposed fiberglass cistern to protect subdivision homes. Estimated 2017 cost was \$150,000 installed. A committee will be formed to meet with the Estates to investigate this option.

4. Firewise Communities/USA Recognition Program – Bill Steinmiller

The Firewise Communities/USA Recognition Program was introduced and explained and discussion on Firewise practices followed. More information on Fire Wise preparedness can be found on the Grand County Wildfire Council’s web site at www.BeWildfireReady.org

5. Paving – Bill Steinmiller

There was a discussion to determine if there was interest in revisiting Paving of the subdivision. Discussion that followed included; Road stabilization and dust mitigation with chemicals, proper grading and questions related to the last look into paving and some of the misinformation disseminated. After the discussion a majority of property owners, present, voted to form a committee to investigate

paving once again. A motion was made to include people who did not want paving to be part of the committee.

6. Neighborhood Watch Signs – Blair Kilgallon

Blair suggested that the Association look into installing neighborhood watch signs within the subdivision. Blair was asked to research this topic to submit to the Board.

7. Elected Directors – Two, Three Year Terms (Mark Johnson and Pamela Hanson) and One, One Year Term (Sherwin Artus)

8. Clean-Up Day – None Scheduled

Adjourn – 12:30 P.M. To the Wheelers for Lunch, 135 CR 8300