

### 3 ELK RUN HOA (TERHA)

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<b>Thad Greene</b> President	<b>Stephanie Templon</b> Vice President	<b>Tony May</b> Treasurer	<b>Denise Greene</b> Secretary
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Minutes of 2002 Three Elk Run Homeowner's Association (TERHA)  
Thursday, April 4, 2001  
New Castle Community Center

Attendee's: Bill Gibson, Jack and Georgia Boyd, Alec and Angelique Raffin, Tim Templon, Kerrie Melby, Tony and Chandelle May, Quentin and Tiffany Gonzales, Thad and Denise Greene.

After a filling meal of Hogback Pizza, President Thad Greene called 2002 TERHA annual meeting to order. A round table introduction was followed by the officers reports an open forum.

#### **Treasures Report:**

- Position of Treasurer was transferred from Denise Hutter to Tony May.
- Quarterly billing was out of synch due to transfer.
- **Quarterly billing to be mailed out at the first of the quarter starting Q3, 2002.**
- 2001 TERHA taxes submitted through Certified Public Accountant, John Virgili.
- The 2001 financial statement was handed out. TERHA incurred costs of snow removal, road maintenance, accountant, and insurance for the directors and officers.
- A list of current officers names has been submitted to the State of Colorado.
- **Georgia Boyd proposed to a semi-annual billing cycle, January 1 and July 1. A vote was taken and the motion passed unanimously.**

#### **Road Improvement Report:**

- Thad Greene reported that we could expect to incur annual road maintenance costs of \$3,500 to \$5,000 for grading and mag-chloride twice a year.
- Thad has been investigating the options for major road improvements and reported on the costs involved to Pave or Chip Seal the main road.
- Chip Seal would cost \$28,000. Current fees would cover the 10 year bank loan
- Paving would cost \$83,000 – 24' wide, 2" thick. To cover a 10 year bank loan, dues would need to increase by \$70 a month -\$840 per year.
- Consensus was to consider a major road improvement in two years, which would allow for the remaining lots to be built. Concerns raised if the road was paved are speeding and traffic.
- **A motion passed to increase dues by \$15 per month to total \$50 per month to start building a fund for paving. The increase will start on July 1 with semi-annual billing cycle, \$300 per cycle, or if you prefer, a \$600 single annual payment.**

### **Road Improvement Report (continued):**

- Of the \$50, \$25 would be allocated to the current operating fund and the other \$25 would be put into a savings reserve vehicle for road improvement. Because of the excellent road base, semi-annual road maintenance would be reduced to once a year.
- Jack Boyd proposed to move the Elk-on-rock sculpture to the TRUE 3 Elk entrance. This proposal started a spirited discussion on entrance improvements. It was decided to form an Entrance Committee to research and report on entrance improvements.
- Entrance Committee members are Tiffany Gonzales, Georgia Boyd, Denise Greene, Kerrie Melby, and Tony May – and anyone else that would like to participate.
- A discussion was started on much needed maintenance on the lower road, the section between Buford Road and 3Elk run owned by Richard Sorenson. The hot issue is that the road is also utilized by the Indian Village subdivision at an estimated rate of 4 to 5 times more traffic than 3 Elk Run subdivision. Thad made a point that the Indian Village HOA did improve and continues to improve, without permission, Richard Sorenson's 4x4 road. Richard Sorenson is leaving the potholes in place to try to slow/curtail traffic. TERHA does not want to incur the cost of maintaining the pavement and snow removal for the Indian Village HOA. A Lower Road committee was formed to look at the options for improving the lower road, members are Bill Gibson, Tony May, Thad Greene, and Alec Raffin.

### **TERHA Director and Officer 2002 elections:**

Director elections were not held because there were no directors present. The 2001 elected positions will not be changed until an election is held.

2002 Director: Ed McCune

2002 Director: Stephanie Templon

2002 Director: Jim Hancock

ACC appointments were not held because there were no directors present. The 2001 appointed positions will not be changed until a Director election is held.

2002 ACC: Ed McCune

2002 ACC: Thad Greene

2002 ACC: Brad Jennings

**2002 President: Thad Greene**

**2002 Vice President: Stephanie Templon**

**2002 Treasurer: Tony May**

**2002 Secretary: Denise Greene**

**Motion Highlights:**

Motion made and passed to mail out Quarterly billing at the first of each quarter starting Q3, 2002.

Motion made and passed to have a semi-annual billing cycle, January 1 and July 1.

Motion made and passed to increase dues by \$15 per month to total \$50 per month to start building a fund for paving. The increase will start on July 1 with semi-annual billing cycle, \$300 per cycle, or if you prefer, a \$600 single annual payment.

Motion made and passed to pay the position of Treasurer \$300 per year, payable on Dec.31.

Motion made and passed to hold the Annual meeting in January.

Motion made and passed to send an 'Emergency' contact list to 3 Elk Homeowners.

A motion was made to have a summer homeowners "party". This will be noted on the quarterly bill. Your thoughts and possible dates for a get together will be surveyed.

President Thad Greene adjourned the 2002 TERHA annual meeting.

Best regards,

Denise Greene  
TERHA Secretary