

## Three Elk Run Homeowners Association Meeting

April 1, 2004

New Castle Community Center

The meeting was called to order at 7:35 pm by the association President, Tiffany Gonzales.

Members in attendance:

Kris & Kerrie Melby, Quentin & Tiffany Gonzalez, Stan & Susan Furr (all the way from Minnesota), Judy Haptonstall, Thad Greene, Chandelle May, Jim Hancock, Barbara Cebula-McCune, Kyle Whitaker, and Bill Gibson & Christine Manuel.

### **New Business:**

- I. John Buerger from Alpha *Natural*, Inc. was a guest speaker. This is the company that sprayed the weed application along the road way and barrow ditch last fall. He explained the City's mosquito spraying program. In detail, he explained his chemical free spraying program that uses a garlic barrier and tobacco dust mixture. The idea behind this type of pest control is to starve out the pests. He commented that this time of year is the best time to spray for pest while it is wet. (Before the dryer weather in the summer). He charges \$95.00/ hour for his services. He also answered various questions from homeowners regarding vegetation and pest control. If you have any questions or concerns please contact him.

John Buerger  
PO Box 72  
New Castle, CO 81647  
984-2467

It was motioned and seconded that the perimeter of the road be sprayed again this spring at the rate of \$95.00 / hour as long as the bill does not exceed \$285.00.

### **II. Treasurer Report**

- A 2003 Financial report for the Associations checking account and CD account was handed out.
- Kerrie explained that the 2003 \$4500 portion allocated for the road fund that is collected from the annual homeowner's dues was left in the checking account due

to the move of former President, Georgia Boyd and the low earning interest rate CD's.

- It was motioned, seconded and voted that the 2003 and 2004 road fund allocated amounts of \$9000.00 be added to the current CD. This will occur as soon as all of the 2004 first and second quarter dues are collected.
- The remaining amount in the checking account that is in access to run the association will be put into a separate account at a later date upon a vote of where to deposit it.
- The basic outgoing monies remained the same. (see attached financial report)

## **Old Business**

### **I. Road Paving**

- The road situation was described by Tiffany Gonzales. The city is willing to pay half the cost to Chip n' Seal the entrance area from County Road 245 to the beginning of 3 Elk Run. The reasoning behind the offer is that the City had to tear up part of the area. Tiffany had received a bid for \$18,000.00 to Chip n' Seal this portion of the road. The City would pay \$9,000.00 of this bill. To pave this portion would be \$13,700.00.
- The pros and cons of chip n' seal vs. paving were discussed. The long term goal was revisited. The long term goal is to have the loop paved in another year or two. The original plan to start a fund for the road began in 2002. \$4,500.00 per year would be put in this fund and the idea of a bond issue, special tax issue, to fund the rest of the amount would be pursued. At this time the timeline to have the road paved was about 5 years out. The 5 year idea was based on the thought that over the next few years most, if not all, of the lots would be built. Then a road would be built. It was agreed that if the road was built before the majority of the building occurred a premature road would be damaged. At this time there are only 3 of the 15 lots not built on.
- It was motioned, seconded and voted that we ask for a cash settlement from the City for their offer to pay for half of the road because at this time we are not ready to pave. We would use half of the \$9,000.00 to fix the entrance at this time (return entrance to road base) and add the remaining \$4,500.00 to our road fund. If the City would not agree to a cash settlement then we would like to split the cost with the city to get the road back to road base.
- Members will continue to look into the concept of getting a bond issue to fund the remaining cost of funding the road.
- It was mentioned that even though the Elk Creek subdivision members use the road too they have no intention of helping with the cost of the maintenance or reconstruction of the entrance road that leads to 3 Elk Run.

## **II. Officer Elections and Director appointments**

Because Jack and Georgia Boyd moved during the past year their positions needed to be filled. Tiffany Gonzales the 2003 Vice President slid into the position of acting President, thus, leaving the Vice President position unfilled the second half of the year. Jack's position on the ACC board went unfilled the second half of the year.

The annual officer election was held. The President, Tiffany Gonzales and the Secretary/Treasurer, Kerrie Melby both chose to remain in their current positions. Jim Hancock was nominated, the motion seconded and voted for the position of Vice President.

The Directors for 2004 remain the same. Stephanie Templon, Jim Hancock and Quentin Gonzales.

The Directors appointed Kris Melby as the new member to the ACC. (Architectural Control Committee). Barbara Cebula-McCune, and Thad Greene are the other two ACC committee members.

## **III. Other Business**

The idea to move the Dog Leash Sign that currently resides near the pond was brought up. Another location was not agreed upon at this time. This issue will be revisited at the next meeting.

The meeting was adjourned at 9:25 pm by President Tiffany Gonzales.