

Three Elk Run Homeowner's Association

Meeting Minutes – April 19, 2006

The meeting was held at the New Castle Community Center and called to order on April 19, 2006 at 7:10 pm by the association President, Tiffany D. Gonzales.

Members in attendance:

Chris Manuel, Bill Gibson, Jim Hancock, Quentin and Tiffany Gonzales, Tony May, Tim Templon, Justin Wareham, Kyle Whitaker, Alec Raffin, Edgar Davidson and Kathy Kopf, Landon and Liane Anderson, Thad Greene, Richie and Amy Luetke.

We welcomed the new members to the neighborhood; they are Richie and Amy Luetke, Edgar Davidson & Kathy Kopf, and Justin Wareham. Lisa Watts is renting Ron Lester's house, Lisa was invited but did not attend.

I. New Business:

- Tony May discussed road maintenance and handed out a copy of the bid from GMCO (attached). The motion to appropriate funds to maintain the road was seconded. (actual **\$9,677.20**).
- Tony also proposed renting a backhoe to clean out the ditch on the Manuel/Gibson property before the road maintenance. The ditch between the Gonzales and Lutke property had already been cleaned a month before. The motion to appropriate funds to rent a backhoe fro Mr. T's was seconded. The amount is to be around \$200.00. (actual: **\$207.87**).

II. Treasurer Report

- A 2005 Financial report for the Associations checking account and CD accounts were handed out, as well as a 2006 first quarter financial report for the checking account and the CD accounts.
- There was a discussion as to transferring the money from the CD's into an account that would yield better interest. Tiffany and Tony will keep track of the maturity dates and other options and report back at the next meeting.
- The basic outgoing monies remained the same, with exception of the cost of road maintenance, which has doubled in cost. (GMCO '03 - \$4,525; GMCO '06 - \$9,677)
- The motion was seconded to not change the TERHA dues structure, which is \$600.00 per year; \$300.00 due in January and \$300.00 due in July.

III. Old Business

- Tony May gave a report on the road improvement initiative. Tony met with the Canyon Creek HOA President to discuss the approach they had used to pave their subdivision. Tony researched and found a lawyer, Melody Massih, to provide assistance with the legal and county the procedures and timelines to pave the road. Tony provided a handout outlining the timeline and projected costs (costs were based on March '06 bids which are now expired. Please see attachment for details.)

- To begin this project the lawyer needs to talk with Garfield County to find out if they will even allow TERHA to pave the road. The lawyer requires a \$500.00 retainer fee to get these meetings with Garfield County started. The motion to appropriate funds of \$500.00 to Melody Massih was seconded.
- Tony's report included information on the pros and cons of chip seal versus pavement. Recap: The bond company will not loan funds for Chip Seal because the minimum loan duration exceeds the lifespan of Chip Seal.
- Tony and Tiffany will be working on this project with the lawyer and will be getting more information and pricing on this subject for further discussion at the next meeting. We will schedule a meeting after we have heard from the lawyer about Garfield County's decision.

IV. Officer Elections and Director Appointments

Chris and Keri Melby sold their property during the last year; we need to fill Keri's position as secretary, and Chris's position as a member of the ACC.

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

The Directors for 2006 will remain the same. Quentin Gonzales, Jim Hancock, and Stephanie Templon.

The directors appointed Bill Gibson as the back up ACC member. Barbara Cebula-McCune, and Thad Green are the other two ACC members.

2006 Offices

President - Tiffany Gonzales
Vice President - Jim Hancock
Secretary Treasurer – Tony May
Director - Quentin Gonzales
Director - Jim Hancock
Director - Stephanie Templon
ACC - Barbara Cebula-McCune
ACC - Thad Green
ACC - Bill Gibson
ACC alternate – Landon Anderson

The meeting was adjourned at 9:05 pm by President Tiffany Gonzales.