

Three Elk Run Homeowners Association Meeting

April 16, 2008

New Castle Community Center

The meeting was called to order at 6:05 p.m. by Director Stephanie Templon, as Bill Gibson, President, was out of town.

Members in attendance:

Stephanie Templon, Thad Greene, Judy Haptonstall, Kathy Kopf, Edgar Davidson, Richie and Amy Luetke, Tony May, Barbara Cebula-McCune, Jim Hancock, Liane Anderson, Chris Manuel, Sherry Whitaker and Justin Wareham.

I. Treasurer's Report

- Treasurer Sherry Whitaker presented a completed 2007 financial statement along with a 2008 year-to-date profit & loss statement and an asset report showing the HOA's current cash on hand to be \$29,782.32. A decision was made not to renew the Corus Bank CD, as that money will be needed to perform road maintenance. Once final road maintenance costs are established, options for reinvesting the excess cash will be examined.
- Also reported were the expected expenditures / receipts for the upcoming months. The insurance premium of \$955, final snow removal fee of \$562.50, and a State of Colorado Annual Report submittal fee of \$10 are the foreseen expenses to be paid over the next several months.
- All homeowners are current on their HOA dues at this time.
- It was moved, seconded and unanimously agreed upon to accept the treasurer's report.

II. Old Business:

A. Road Improvement / Maintenance

- Pricing options gathered by Richie Luetke and by reviewing previous chip seal and asphalt quotes were discussed. Probable figures ranged from \$88,000 - \$120,000 for chip seal and nearly \$200,000 for asphalt paving.
- It was discussed that the costs above the HOA's cash equity would need to be distributed amongst the homeowner's, as we do not qualify to receive a bond that would allow us to pay over time through our property tax obligation.
- A vote was taken to see if HOA members were interested in continuing to discuss and explore road upgrades beyond maintaining a gravel road. The

vote was 7 to 6 in favor of pursuing the upgrading of the road. However, without a 2/3 majority, the issue failed.

- It was then moved, seconded and unanimously approved to “maintain and bring the road to where it needs to be.”
- Tony May volunteered to get a bid from GMCO, the company that has done our road maintenance in the past. He will also schedule to get the road repairs completed as soon as possible.
- Tony May will also contact the adjoining Elk Creek Subdivision to request a cost-sharing of the lower portion of road repairs.

B. Dead Limbs and Debris Cleanup on the Sides of the Loop Road

- It was discussed that we possibly have a clean-up day, possibly with renting a wood chipper to get all of the dead, fallen limbs off the sides of the roadway. Also discussed was the option of having a fire mitigation consultant visit the subdivision and advise the association on what needs to be done.
- Justin Wareham volunteered to contact the company who does the fire mitigation consulting. Stephanie Templon will see if the fire district has funds available to help with the mitigation/clean-up costs.

C. Fire Hydrant Operation and Maintenance

- Stephanie Templon will check with the fire department to see what needs to be done in regards to inspecting the multiple fire hydrants in the subdivision.

III. New Business

A. Covenant Concerns

- An objection was raised to trailers, a car, and a boat being stored too visibly on Lot 9. Justin Wareham, the lot owner, explained that he is in the process of selling the large trailer and that the car will be garaged in a matter of time. He is hopeful that the berm he has built will adequately screen the remaining items to be parked in the area in question.
- Also brought up were the covenant violations concerning the ownership of more than one dog and unapproved out-buildings. Additionally, it was questioned whether RVs, boats, etc. that are screened from view from the road, but visible in the views of individual properties, are in violation of the covenants. Debate ensued regarding whether it was appropriate or not to enforce certain covenants without enforcing all of them.

B. Election of officers

- The HOA Officers will remain as follows:
President – Bill Gibson
Vice-President – Amy Luetke
Secretary/Treasurer – Sherry Whitaker
- The Directors will be as follows:
Jim Hancock (agreeing to stay on)
Richie Luetke (volunteering to replace Bill Gibson)
Kathy Kopf (volunteering to replace Stephanie Templon)
- The Directors then appointed the 3-member ACC committee members to be as follows:
Thad Greene
Barbara Cebula-McCune
Edgar Kopf

IV. Other Business

A. August Meeting

- It was suggested that we meet more than once a year. An August meeting was decided on. Sherry Whitaker will set up a time, preferably in the 2nd week in August 2008, to hold an additional meeting.

B. No-Burn Amendment

- In light of the recent fire scare, it was suggested that we add a “no-burn” policy to the covenants. It was decided that the covenants are adequate in regards to burning.
- Also discussed was the need for an emergency plan in case of fire. Sherry Whitaker will update the roster with cell phone numbers, if provided, in addition to home phone numbers. In the case of a fire or other emergency, homeowners are to work together through the roster to make sure contact is made with all lot owners.

C. Cutting Back Branches on Trees Close to Driveways

- As Thad Greene has lost two mirrors on his plow truck due to tree branches being too close to driveways, he kindly requests that you cut back branches that might pose obstacles to his snow plowing efforts.

The meeting was adjourned at approximately 8:00 p.m. by former Director Stephanie Templon.