

THREE ELK RUN HOA
MEETING MINUTES
OCTOBER 22, 2009

I. Purpose of the Meeting

The October 22, 2009 TEHRA meeting took place at Kyle and Sherry Whitaker's home at 7:00 in the evening. This meeting was a special meeting called to discuss two primary issues: road repairs and fire mitigation.

II. Attendance

Six lots were represented with the following people in attendance at the meeting:

- *Bill Gibson and Chris Manual
- *Richie and Amy Luetke
- *Kyle and Sherry Whitaker
- *Kathy Kopf
- *Tony May
- *Jim Hancock

III. Road Repairs

Several bids were gathered and discussed at the meeting. It was unanimously decided by those present that the bid submitted by Redneck Excavating was the most reasonable choice. The bid amount of \$7760.00 includes blading, watering and rerolling the road. We would specify to the contractor that the road would need to have a 3% minimum crown.

It was also decided by those present not to mag the road at this time.

Although it was not the cheapest bid submitted, it was reasonable compared to others. Redneck Excavating also does the road maintenance for the adjoining Elk Creek Estates Subdivision. As we are currently attempting to negotiate the sharing of road maintenance costs to the lower road with Elk Creek Estates, it is believed that sharing the same contractor could be a benefit.

Additionally, this contractor seemed reputable, knowledgeable, and in the future, if we time our road maintenance with Elk Creek Estates, we could potentially decrease mobilization fees included in the bid.

It was also discussed that we set a schedule for regular road maintenance, so that the road does not get to its current state again. Due to budget concerns, an annual blading, watering and rolling seemed to be the most agreed upon timeline (rather than twice a year as is done in Elk Creek Estates). We would try to coordinate this annual date with Elk Creek Estates in order to share in mobilization and lower road maintenance costs.

As there was not a quorum present at the meeting, a vote will need to be sent out to lot owners regarding the authorization of funds to go towards the repairing of the road.

IV. Elk Creek Estates and TERHA Road Negotiations Committee

Bill Gibson attended the recent Elk Creek Estates HOA meeting to discuss the potential of the two subdivisions working together to share the costs of maintaining the lower road. Elk Creek Estates HOA seemed receptive and suggested forming a committee with two representatives from each subdivision to discuss the issue further. It was decided that Bill Gibson and Tony May will be the representatives for Three Elk Run on the Elk Creek Estates and TERHA Road Negotiations Committee.

V. Treasurer's Report

Sherry Whitaker reported that we currently have \$17,196.79 in cash. We have \$1,200 in outstanding dues that need to be collected. It is important that homeowners become current with their dues, as it appears we will need to be maintaining the road on a more regular basis.

VI. Recent Vote Results

1. President

Jim Hancock was approved by recent vote to be President of TERHA. He will replace Stephanie Templon, who has recently moved away.

2. Paying of Sorensen Bill

It was approved by majority vote to reimburse Richard Sorensen the amount of \$131.43 for the magnesium chloride he applied to the lower road.

VII. Fire Mitigation

1. In a recent meeting, Orrin Moon, who is with Burning Mountain Fire Protection District, recognized our subdivision as an "Extreme Fire Danger." He also relayed that their fire trucks would not go into a subdivision deemed unsafe to drive into.
2. There is currently a program that will match 50% of the monies used in fire mitigation. This program ends in December and, according to Orrin Moon, is not likely to continue.
3. A SWIFT crew of 20 men at a cost of \$1200 a day, including a chipper, would be available to work on mitigating our fire danger. The objective would be to get the subdivision to a point in which the fire district would be able to get their fire trucks into the neighborhood. It is estimated that the work would take approximately 4 days.

4. Kyle Whitaker will talk with Richard Sorensen about the thinning of brush and trees on his property.
5. Again, a quorum was not present at the meeting and so a vote will be sent out to homeowners requesting the authorization of up to \$5000 to go toward fire mitigation, with half of that money being reimbursed to the HOA through the matching funds program.

VIII. Appreciation

1. Appreciation was given to all the homeowners who helped with cleaning the ditches, chipping the deadfall and removing the large trunks. It was a lot of work and it was much appreciated!

IX. Meeting was adjourned.