

2015 TERHA Annual Meeting Minutes

Sunday, November 08, 2015
1:59 PM



Tony May <245road@gmail.com>

2015 TERHA Annual Meeting Minutes

MAY <245road@gmail.com>

Sun, Nov 8, 2015 at 1:30 PM

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2015 TERHA Annual Meeting Minutes

When: Thursday, Nov. 5, 7pm to 9pm.

Where: Luetke's Residence.

1. Special Thank You! to the Luetke's for hosting.
2. **Roll Call:** Amy and Richie Luetke, Andrew and Jen Bisharat, Liane Anderson, Tony May.
3. Upon motion duly made by Tony and seconded by Amy, with unanimous vote to accept the following resolution to adopt: RESOLVE the Minutes of the 2014 TERHA Annual Meeting held on October 29, 2014.
4. **Welcome new neighbors:** Jen and Andrew Bisharat at 280 Elk Run. Andrew is a freelance writer concentrating in the Rock Climbing industry, Jen is a school teacher at Sopris Elementary. Andrew and Jen are expecting a baby in April 2016!
5. **Roster.** No roster changes were made.
6. **Financial Report.**
Upon motion duly made by Tony and seconded by Amy, with unanimous vote to accept the following resolution to adopt: RESOLVE the 2014 TERHA Annual Treasurer's Report.

2015 Road Maintenance

Costs: \$10,014.57

Activities: Rebuilt S-corner with drainage control, Pulled ditches, Graded road, Watered, Rolled, Added Mag Chloride.

2015 Snow Removal

Costs: \$467.50

November 2105 Immediate Road Repair.

Richie retained two recent quotes from Clint Warfel regarding the washboards going up the hill on the west side of the loop.

1. Skid Steer \$417, Clint recommended this option to keep costs down, and that it would bridge until the annual road maintenance this spring.
2. Full regrade \$4645.

A motion to appropriate \$417 to take out the washboards. Action: Richie to schedule with Clint.

2016 Road Maintenance Projection:

Approved Costs: Estimate \$12K

Activities: Add roadbase to target sections, Grade road, Water, Roll, Mag Chloride.

8. ACC Report. Liane conveyed the ACC report from Landon. Highlighted the Whitaker and Hancocks additions.

9. Old Business

- New approved and recorded Covenants completed.
- Fire Hydrant maintenance completed.
- DORA Registration completed. The State of Colorado requires HOAs to be registered annually with Department of Regulatory Agencies (DORA) Division of Real Estate. Dora yearly registration is approximately \$28.39 which is the Treasurer's task.
- Colorado Secretary of State (SOS) annual filing Completed.
- Reminder of Website for all documentation reference. <https://sites.google.com/site/terha3>

10. New Business

-The proposal to change Covenant #9 to allow Commercial use was not voted on due to lack of quorum (67%).

Discussion points from Neil-Garing Insurance included:

1. Annual insurance premiums would increase,
2. Policy cancellation would occur if specific commercial businesses were introduced.

ACTION: Tony to remove old docs that refer to the 2014 Covenant proposal and rename docs for easier navigation.

11. Election of Officers and ACC

Current Officers were retained:

- Tony May, President
- Amy Luetke, Vice president
- Liane Anderson, Secretary/Treasurer-Paid Position at \$400/yr (Books, Dues, DORA, SOS)

New ACC:

- Landon Anderson (retained)
- Andrew Bisharat
- Tony May
- Kyle Whitaker

12. Meeting Adjourned

Sent from my iPhone

+Tony