



Tony May <245road@gmail.com>

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## 2016 TERHA Annual Meeting Minutes

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MAY <245road@gmail.com>

Mon, Oct 3, 2016 at 7:09 PM

To: Amanda Gotzinger <agotz47@yahoo.com>, Amy Luetke <amy@propertyshopinc.com>, Andrew Bisharat <andrewbisharat@gmail.com>, Barbara Cebula-McCune <barbaraaccm@gmail.com>, Bill Gibson <3elkcreek@sopris.net>, Chandellemay <chandellemay@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <Deancross59@yahoo.com>, Denise Greene <greene@sopris.net>, Jason Gotzinger <jgotz89@yahoo.com>, Jen Bisharat <jvennon@gmail.com>, Jim Hancock <Jim@townofgypsum.com>, Judy Haptonstall <judyhaptonstall@centurylink.net>, Justin Wareham <wareham\_justin@yahoo.com>, Landon Anderson <landon@anderson-structural.com>, Laurale Cross <lauralecross@yahoo.com>, Liane Anderson <lianewanderson@hotmail.com>, Richie Luetke <richie@actionappraisalinc.net>, Shauna Ross <shaunaross2011@gmail.com>, Sherry & Kyle Whitaker <whitaker621@comcast.net>, Thad Greene <trusfab@yahoo.com>, Tia <tiabob@yahoo.com>, Tony May <245road@gmail.com>

2016 TERHA Annual Meeting Minutes

When: Wednesday, SEPT 21, 7pm to 9pm

Where: New Castle Community Center

### Main Attraction: FireWise Community Briefing

#### IMPORTANT POINTS:

CALL YOUR INSURANCE COMPANY - **TERHA ISO rating has changed from a an 8B to a 3, THIS WILL SAVE YOU MONEY ON HOMEOWNERS INSURANCE! (not Farmers Insurance Policies I think).**

TERHA is now a Firewise Community.

TERHA is working with CRFR and GarCo to secure a \$10k grant.

TERHA to assess \$250 per lot for cost sharing with GarCo, 75%/25%

Justin is the new Sec/Treas. Liane, Thanks for your service!

#### Agenda:

1. Request permission to record.
2. **Roll Call:** Andrew Bisharat, Amanda and Jason Gotzinger, Amy Luetke, Barb Cebula-McCune, Liane Anderson, Christine Manuel, Dean Cross, Justin Wareham, Judy Haptonstall, Jim Hancock, Tony May.
3. Upon motion duly made by Tony and seconded by Dean, then put to a vote, the following resolution to adopt: RESOLVE that the Minutes of the TERHA Annual Meeting held on November 5, 2015, be approved.
4. Welcomed our new resident: Piper Bisharat at 280 Elk Run (5 months old).
5. Roster update pass around. Changes Posted to <https://sites.google.com/site/terha3/>
6. Upon motion duly made by Tony and seconded by Christine, then put to a vote, the following resolution to adopt: RESOLVE that the Minutes of the TERHA Annual Treasurer's Report for 2015, be approved.
7. Financial Report. Liane.
  - a. Overall view is that TERHA is loosing ground on the balance sheet. More money is needed every year to provide road maintenance. 2016 road maintenance and snow removal cost \$13,933.88. TERHA will be ok for 2017 because of the income from January but we will need to increase annual dues.
  - b. Insurance is \$981 per year instead of \$981 every three years. Christine asks if there is an insurance company that would offer a better rate. Action for Tony to investigate a better insurance rate.
  - c. If are a single payment for annual dues.

ACH Payment for Direct payment for TERHA dues.

- a. From your banking site, make a Bill Payment,
- b. Enter bank account and aba number,

c. Send an email to notify Justin of the deposit at [wareham\\_justin@yahoo.com](mailto:wareham_justin@yahoo.com)

Three Elk Run HOA Balance Sheet As of September 19, 2016		Three Elk Run HOA Profit & Loss January 1 through September 21, 2016	
	Sep 19, 16		Jan 1 - Sep 21, 16
<b>ASSETS</b>		<b>Income</b>	
Current Assets		Investments	
Checking/Savings		Interest Income - Checking	0.96
Alpine Bank	9,764.54	Total Investments	0.96
Total Checking/Savings	9,764.54	Maintenance/HOA Fees	9,600.00
Accounts Receivable		Total Income	9,600.96
Accounts Receivable	-1,200.00	<b>Gross Profit</b>	9,600.96
Total Accounts Receivable	-1,200.00	<b>Expense</b>	
Other Current Assets		Contract Services	
Undeposited Funds	400.00	Accounting Fees	150.00
Total Other Current Assets	400.00	Total Contract Services	150.00
Total Current Assets	8,964.54	Other Types of Expenses	
<b>TOTAL ASSETS</b>	<b>8,964.54</b>	Insurance - Liability, D and O	981.00
<b>LIABILITIES &amp; EQUITY</b>		Total Other Types of Expenses	981.00
Equity		Road Maintenance	
Opening Bal Equity	25,305.48	Road Grading and Repairs	11,553.88
Retained Earnings	-10,877.02	Snow Removal	2,380.00
Net Income	-5,463.92	Total Road Maintenance	13,933.88
Total Equity	8,964.54	<b>Total Expense</b>	15,064.88
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>8,964.54</b>	<b>Net Income</b>	<b>-5,463.92</b>

8. Road Report. Richie not present. Action to have Ritchie send out an update.

Road maintenance costs \$\$11,553.88 due to additional road base and pulling ditches. Snow removal was a bit higher at \$2,300.

Discussion on road getting washboard bumps. Motion by Tony May to appropriate not more that \$500 to have Clint Warfel fix the curve between Cindy and Dean, also address the S-curve. Seconded by Dean, motion passes unanimously. Ritchie to schedule when needed.

9. Old Business

- DORA Registration completed.
- Colorado Secretary of State annual filing Completed.
- ACC New Construction Checklist
- Reminder of Website for all documentation reference. <https://sites.google.com/site/terha3>
- New Construction Checklist for the ACC. <https://sites.google.com/site/terha3>

10. New Business

- Justin to provide a proposal to TERHA on changing the covenants to include temporary detached structures.
- Fire hydrant at Judy's driveway has not been painted, which may mean that it has not been maintained. Action for Tony to notify the Town of New Castle. (completed on 9/27/16)

11. Election of Officers and ACC

**2015 Officers:**

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

**2015 ACC:**

- Tony May
- Landon Anderson
- Andrew Bisharat
- Kyle Whitaker

**2016 Officers:**

- Tony May, President
- Amy Luetke, Vice president

-Justin Wareham, Secretary/Treasurer-Paid Position (Books, Dues, DORA, SOS)

**2016 ACC:**

-Tony May

-Landon Anderson

-Andrew Bisharat

-Kyle Whitaker

**12. Firewise Presentation** - Last step to become a Firewise Community!

Presenters:

-Orrin Moon, Colorado River Fire Rescue

-Camie Long, Colorado State Forestry Service

a. Assessment Forms handed out and a briefing over each point. If you were not present, Tony will be mailing to you. If you have follow up questions, please call Orrin Moon at [970-379-2932](tel:970-379-2932)

b. Benefit to being a Firewise community:

i. Could decrease your Homeowners insurance. **TERHA ISO rating has changed from a an 8B to a 3, THIS WILL SAVE YOU MONEY!** In most cases this will be automatically updated on your policy, but please call your insurer to confirm or let them know.

ii. Enable TERHA to receive grant money to pay for tree removal.

c. Discussed objectives of CRFR Letter to TERHA residence on fire mitigation plan with a three phased plan to mitigate high risk areas

1. To provide a better defensible space in the area assessed by CSFS and CRFR as chimney hazards.

2. Thin trees by clumping, laddering trees, removing diseased trees throughout designated areas in phases.

3. Continuing a subdivision and homeowner Firewise community effort.

a. A roadway 30' safety margin for Firewise foliage reduction has been completed.

b. Six of fifteen lots have completed phases of Firewise foliage reduction.

c. Additional homeowners have plans to start Firewise foliage reduction.

d. CSFS and CRFR have presented to the Three Elk Run HOA describing the Firewise program and SWIFT contact information.

e. HOA voted unanimously to work with the CSFS and CRFR recommendations to address chimney hazard mitigation. (See map).

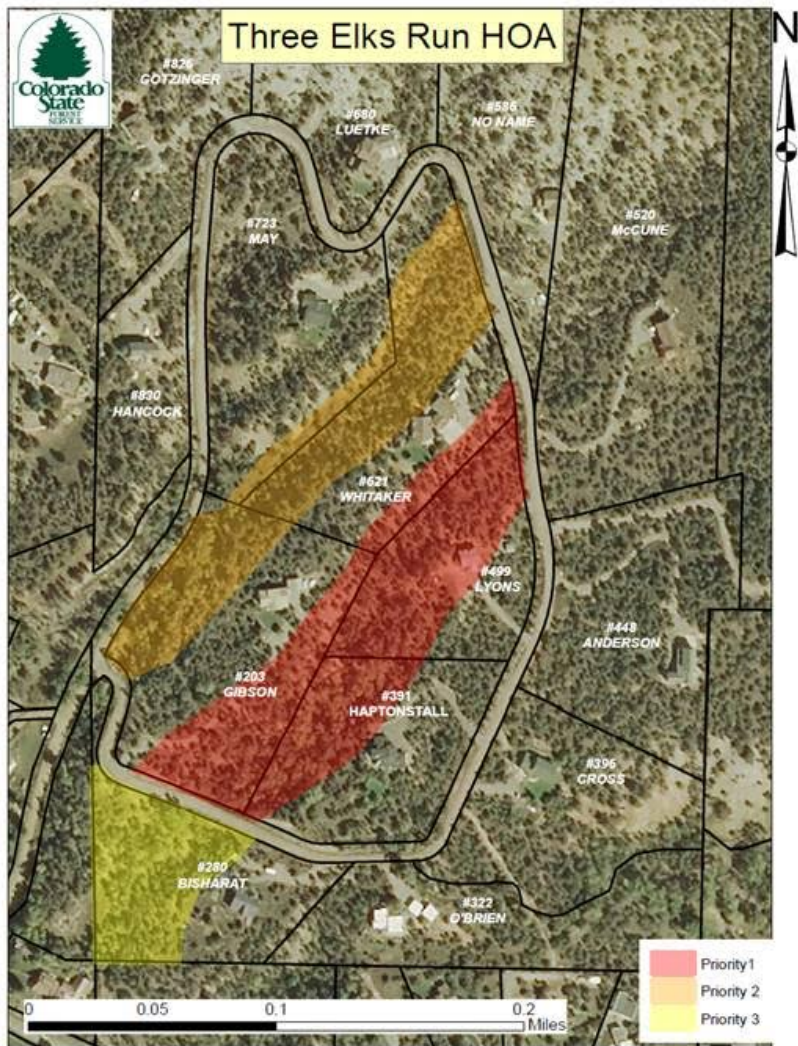
i. Priority 1: Remove deadfall and ladder fuels.

ii. Priority 2: Remove live fuel and clumping.

iii. Priority 3: Remove ladder fuels and dead vegetation.

iv. Three Elk Run Homeowners Association committed to spend an additional 25% in cost sharing to the \$10,000 GarCo Fire Mitigation Grant.

f. Wildfire foliage removal as per Colorado State Forestry Service Map. Approximately 5000 trees will be limbed, 200 fallen trees will be removed, and 15 diseased trees will be removed, Designated Clumping in the shaded areas.



**Actions**

- i. Motion by Tony May to work with GarCo to secure a \$10,000 grant for SWIFT crew to address fire hazard mitigation. Seconded by Dean, motion passes unanimously.
- ii. Motion by Dean to assess TERHA lots \$250 each. Seconded by Tony, motion passes unanimously. The assessment would be used for large timber removal that could not be put through the chipper.
- iii. Action for Tony to work with Orrin to write a grant to GarCo. **(Action Completed 9/30/16)**
- iv. Action for Tony and TERHA members to work with the SWIFT assessment crew.

13. Adjourn

Sent from my iPhone  
+Tony