



Antonio Pantalones <245road@gmail.com>

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## 2017 TERHA Annual Meeting Minutes

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MAY <245road@gmail.com>

Tue, Dec 5, 2017 at 11:52 AM

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>, Chandelle May <chandellemay@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Cindy O'Brien <cindyleeobrien@gmail.com>, Dean Cross <Deancross59@yahoo.com>, Denise Greene <dgreene@garfieldre2.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>  
Cc: Orrin Moon <orrin.moon@crfr.us>

When: Wednesday, November 14, 2017, 7pm to 9pm  
Where: NC Community Center

### **Main Attractions: Increase in HOA dues; FireWise Community Briefing.**

#### Agenda:

1. Request permission to record.
2. Roll Call: Amanda Gotzinger, Sherri Whitaker, Cindy O'Brien, Jen Bisherat, Justin Wareham, Dean Cross, Tony May
3. Upon motion duly made and seconded, then put to a vote, the following resolution to adopt: RESOLVE that the Minutes of the TERHA Annual Meeting held on September 21, 2016, be approved.
4. Roster update. Please let me know if any of you info needs to be updated.
5. Financial Report. Justin. Upon motion duly made and seconded, then put to a vote, the following resolution to adopt: RESOLVE that the Minutes of the TERHA Annual Treasurer's Report for 2016, be approved.
  - a. Overall view is that TERHA is still loosing ground on the balance sheet. More money is needed every year to provide road maintenance. 2017 road maintenance and snow removal cost was \$10,136.90. Year over year road maintenance costs are increasing at 15% each year.
  - b. As per analysis by Justin, TERHA annual dues will need to be increased to \$1000 per year starting in 2018. Not a shocker because this topic was discussed during the 2016 TERHA Annual meeting.
    1. The motion to increase the Annual dues by \$200 per year was seconded. A vote will be sent out via a follow up email.
  - c. Insurance is \$981 per year. Tony investigated and did not find a cheaper rate as per a request from Christine to find a lower rate.
  - d. Pass through monies from the CRFR County Fire Mitigation grant totaled \$13,750.00. CRFR wrote TERHA a check and TERHA paid SWIFT for the labor and services.

#### ACH Payment for Direct payment for TERHA dues.

1. From your banking site, make a Bill Payment,
2. Enter bank account and aba number,
3. **Reminder:** when depositing your HOA payment, please add your name in the comment section.
4. Send an email to notify Justin of the deposit at [wareham\\_justin@yahoo.com](mailto:wareham_justin@yahoo.com)

Three Elk Run			
Balance Sheet			
As of October 31, 2017			
		10/31/17	
<b>ASSETS</b>			
	Current Assets		
	Checking / Savings		
	Alpine Bank	\$ 15,697.54	
	Total Checking / Savings	\$ 15,697.54	
	Accounts Receivable		
	Accounts Receivable	\$ -	
	Total Accounts Receivable	\$ -	
	Accounts Payable		
	Accounts Payable	\$ 4,500.00	
	Total Accounts Payable	\$ 4,500.00	
	Other Current Assets		
	Undeposited Funds	\$ -	
	Total Other Current Assets	\$ -	
	Total Current Assets	\$ 11,197.54	
	TOTAL ASSETS	\$ 11,197.54	
<b>LIABILITIES &amp; EQUITY</b>			
	Equity		
	Opening Bal Equity	\$ 10,089.89	
	Retained Earnings	\$ 15,658.34	
	Net Income	\$ 1,068.45	
	Total Equity	\$ 11,158.34	
	TOTAL LIABILITIES & EQUITY	\$ 11,158.34	

Three Elk Run			
Profit & Loss			
January 1 through October 31, 2017			
		1/1/17 - 10/31/2017	
<b>INCOME</b>			
	Investments		
	Checking / Savings		
	Interest Income - Checking	\$ 1.35	
	Total Investments	\$ 1.35	
	Maintenance / HOA Fees	\$ 16,900.00	
	Fire Mitigation	\$ 13,750.00	
	Total Income	\$ 30,651.35	
	<b>GROSS PROFIT</b>	\$ 30,651.35	
<b>EXPENSE</b>			
	Contract Services		
	Accounting Fees	\$ 175.00	
	DORA Registration	\$ 40.00	
	Total Contract Services	\$ 215.00	
	Other Types of Expenses		
	Fire Mitigation - County	\$ 13,750.00	
	Fire Mitigation - THERA	\$ 4,500.00	
	Insurance - Liability	\$ 981.00	
	Total Other Types of Expenses	\$ 19,231.00	
	Road Maintenance		
	Dust Guard	\$ 2,173.00	
	Road Grading & Repairs	\$ 7,581.40	
	Snow Removal	\$ 382.50	
	Total Road Maintenance	\$ 10,136.90	
	Total Expense	\$ 29,582.90	
	<b>Net Income</b>	\$ 1,068.45	

#### 6. Road Report. Info passed on by Rich Leutke to Tony May.

- Discussion on 2017 road maintenance window took 1 day? instead of two/three days questioned the perceived quality, no crown. Dean, Sherry & Kyle? to look at different vendors for competitive bids.
- Road conditions are degrading by the week as we can all see. This is due to the lack of moisture for this area, -8". Normal year to date is 13.57" and our actual Year to date is 5.56".
- The maintenance costs for 2018 will be higher due the amount of gravel that will need to be applied. I encourage you to walk the loop and look at the condition. The Ess curve is showing pit run, 3"+ rocks.
- A motion to allocate \$500 for incremental road maintenance for 2017 (if needed) was seconded. A vote will be sent out via a follow up email.
- Tony called Clint Warfel to survey the road for an appraisal, the immediate solution to regrade and water the road is costly. He advises to wait until the 2018 maintenance window and pray for snow.

#### 7. 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>

#### 8. New Business

- Presentation from Orrin Moon for Firewise Community
- Firewise recertification completed
- Cindy wanted to board her horses on her property. Advised that current covenants specifically prohibit domestic livestock (11.1) and discussed a path to amend the covenants.
- Jen proposed a community day where homeowners would drag wood from their properties Dean noted that Action's chipper is \$180/day.
- Crime Stoppers report: Justin reports that there have been break ins in Elk Creek, advises to lock cars and homes. If you see suspicious activity, take a picture of the person and plate number then call dispatch at 625-8095.

#### 9. Election of Officers and ACC

##### Current Officers:

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

##### Current ACC:

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

**Current Road Captain:**

-Dean Cross

10. Adjourn

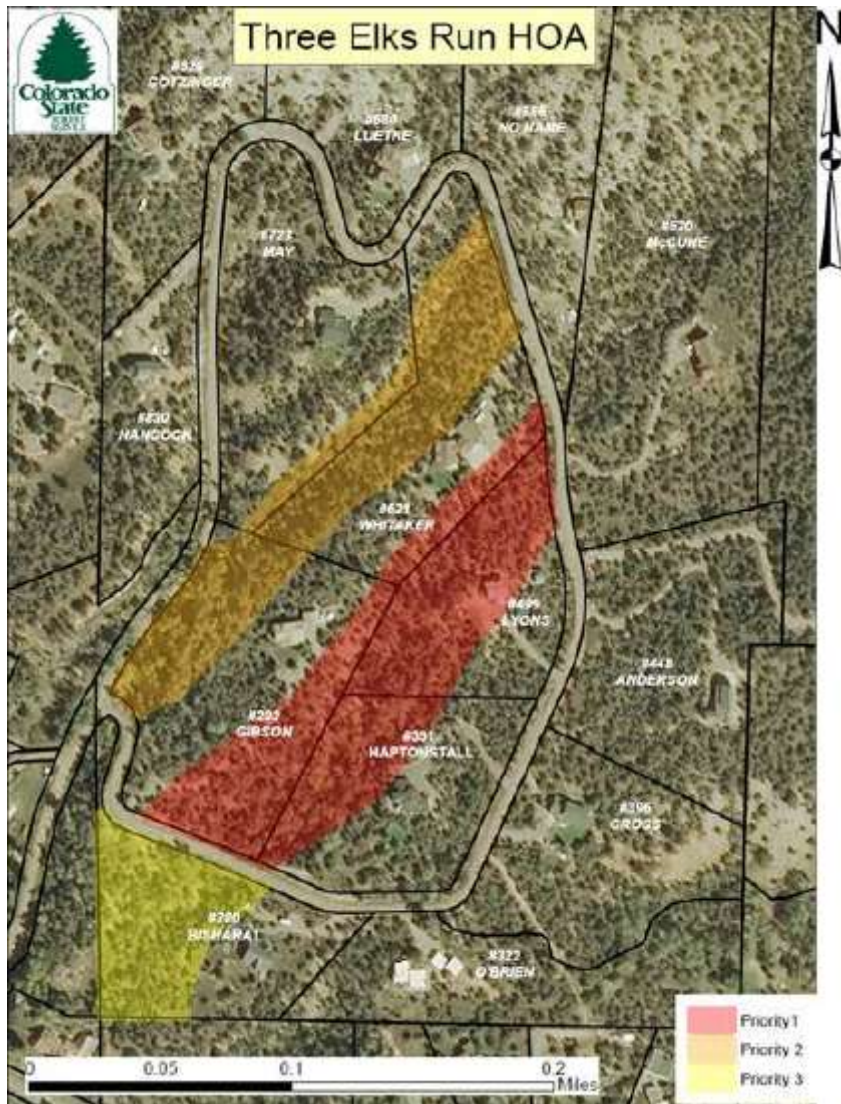
**Firewise Presentation by Orrin Moon.**

The fire mitigation project objective provides a defensible space in the area assessed by CSFS and CRFR as chimney hazards.

-Orrin presented Wildfire foliage removal using a Colorado State Forestry Service Map to demonstrate targeted areas of removal of deadfall, ladder fuels, dead vegetation and live fuel clumping.

-Approximately 5000 trees were limbed, 200 fallen trees removed, and 15 diseased trees removed, thinned live trees.

-The Firewise Community is a continuing effort to mitigate fire fuels on an annual basis by homeowner effort.



Sent from my iPhone  
+Tony