

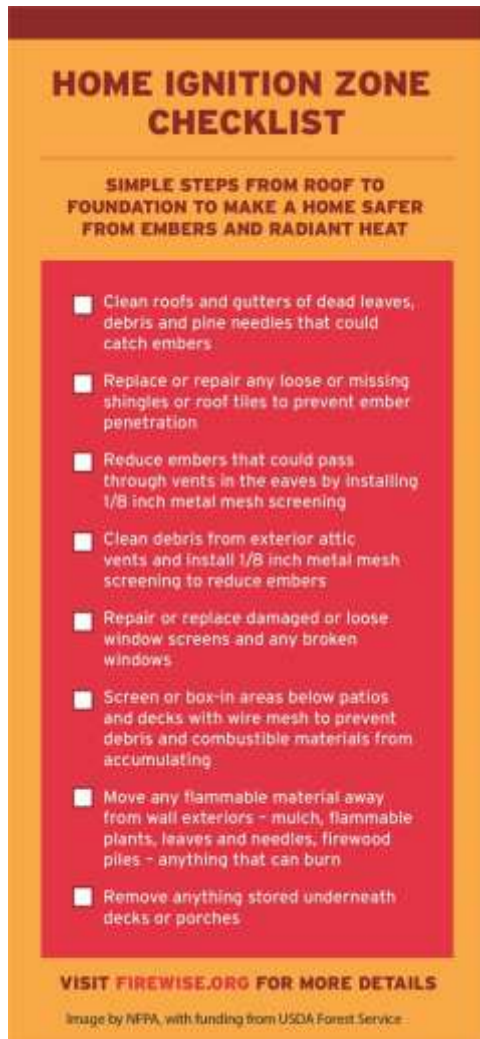
TERHA Annual Meeting
Monday, October 28, 2019
7pm
New Castle Community Center

Meeting called to order 7:10pm

In attendance: Liane Anderson, Jim Hancock, Tony May, Bill Gibson, Jason & Amanda Gotzinger, Amy Luetke

Zach Pigati from the Colorado River Fire Rescue came to present some information on how to prepare our homes for wildfires.

Zach also discussed how TERHA and our neighboring subdivisions have put in for a fire mitigation grant. He discussed that mitigation is much more effective if it is combined with surrounding areas. Tony will report more on this topic.



HOME IGNITION ZONE CHECKLIST

SIMPLE STEPS FROM ROOF TO FOUNDATION TO MAKE A HOME SAFER FROM EMBERS AND RADIANT HEAT

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers
- Repair or replace damaged or loose window screens and any broken windows
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- Remove anything stored underneath decks or porches

VISIT FIREWISE.ORG FOR MORE DETAILS

Image by NFPA, with funding from USDA Forest Service

Resolution to adopt the Minutes of the TERHA Annual Meeting held November 6, 2018, Tony seconded, Resolution, passed

Resolution to adopt the Minutes of the TERHA Annual Treasurer's report for 2018, Liane seconded, Resolution, passed.

Treasurer's report:

Liane reported that we were in good shape and that we had a balance of approximately \$16,000.

Liane asked about billing, email vs. mailed statements. We decided that email was working so she will continue with email notification for dues billing.

Road Report:

Tony reported that Clint Warfel did the road work again this year. He also reported that there is more traffic on the road and there are some washboard spots appearing.

The plan is to continue with Clint for the 2020 road work per the road committee's suggestion.

We approved a road budget of \$12,500 for the road work for 2020.

Snow Removal:

Tony spoke with Thad and he is interested in continuing to do the snow plowing for the subdivision which is much appreciated.

Liane is going to talk to Thad about having the each year's billing separated.

Old Business:

Liane confirmed that the Colorado Secretary of State annual filing was complete.

Tony is going to work with Liane to make sure that the DORA annual filing is completed for 2019.

I will send a link to the TERHA website in the meeting minutes. Thanks to Tony for keeping this up to date.

Covenant violations:

We discussed that there were some advertising discrepancies for Justin's property so Liane is going to contact the Realtor to make sure that he is aware of the covenants.

Despite continued violations, we decided to acknowledge that Justin Wareham was currently in compliance with the covenants according to the HOA's observation. He will be sent an email acknowledging that any future violations will be addressed immediately and the HOA will fine for non-compliance.

We discussed acknowledging covenant violations ASAP so that the homeowner can have an opportunity to comply before the HOA starts to fine.

Jim came clean that the his 10x10 shed was still not finished. Liane will check with Landon to make sure that the shed was approved.

Bill brought up that we need to remind everyone (especially the teenagers) to slow down on the road.

New Business:

Tony discussed that we need to continue to communicate with the Sorensens so that they feel in the loop as to what is going on with our HOA and continue to go slow by their house.

Tony cleaned up the entrance to the HOA.

We discussed the bear that has been in the neighborhood. Please don't put your trash can out if it isn't bear proof until the morning of trash pick up.

Tony reported that the neighboring subdivisions and TERHA got together for matching funds for fire mitigation. The subdivisions formed a board to apply for a grant for fire mitigation. Our area is classified as a high fire danger area. Tony will keep us posted on any feedback on the grant, the chances are good that we will get some federal funds.

Tony will be taking care of the Firewise renewal.

TERHA Officer Updates

Interested officers:

President - Tony May
Vice President - Amy Luetke
Treasurer - Liane Anderson

ACC:

Tony May
Landon Anderson
Andrew Bisharat
Bill Gibson

Road Committee:

Dean Cross
Tony May

Amy will send an email for officer voting.

Meeting adjourned at 8:55pm