

Minutes of the Annual Meeting
of the Property Owners Association of Meadowdale Hills
July 10, 2004

Following a short, informative presentation by our resident Bear Buster, Woody Woodburn, Myrna Palmer, President of the Association, explained the procedure that would be followed for voting on the roads. Since voting is based on lot ownership, only one vote can be cast per lot. Therefore, on critical votes, we would vote by show of hands, rather than take a voice vote.

The annual meeting of the Property Owners Association of Meadowdale Hills was then called to order at 1 pm. There were 62 people in attendance, representing 57 lots, or 34% of the Association. Myrna introduced the current board and our guests, Rex Burns and Linda Sanders of the Larimer County Engineering Department.

Reports:

The treasurer's report was given out and explained by Robbi Telfer, Secretary/Treasurer. Income for the year was \$14,113.95 and expenses were \$2,045.85. The ending balance in the checking account is \$15,212.02. Robbi pointed out that the income was buoyed up by a reimbursement of the \$5,626 we spent on snowplowing during the Blizzard of 2003. We were reimbursed from our GID funds. She also explained that the increase in postage and printing is a result of sending out three newsletters this past year.

She gave a brief report on membership statistics: We have 169 lots in the association, of which 63 are vacant lots. There are 137 owners, 98 who have mailing addresses in Colorado, and 39 with out-of-state addresses. 146 of the lots, or 86% of the properties, are current on their dues, with 23 lots delinquent. \$4,170 is owed in delinquent dues, of which \$2,055 is owed by 7 individuals. Dues for the 2004-2005 year are payable on September 1, 2004.

She also gave a brief summary of the money in our GID funds. These are the funds collected from the 5.77 mill levy on our property. We had \$28,494.75 available, of which \$13,348.20 was spent on the most recent road work (see below, in the Road Committee report). Any balance remaining in the account will be carried into next year. Robbi pointed out that all tax monies collected are available for our roads; fees collected by the county for administration of the GID are paid out of license fees, not taxes.

The Treasurer's Report was approved as submitted.

Road Committee Report: Frank LeLievre, Chairman, reported that Kitchen and Company had graded all roads in the Association, approximately four miles. Kitchen has put down 45 loads of road base on the worst sections, and has installed two new culverts, one at Alpine and Columbine, and one on Pine Tree Drive. Three culverts are still needed: 2 on Alpine (one at Ridgewood and Alpine, and one just west of the rock cut), and one on the corner of Meadowview and Pinyon.

Frank has made arrangements with Ravencrest to plow snow on the two lower roads, and with Randy Anderson and Andy Human to plow the upper roads. This has worked very well.

Architectural Control Committee (ACC) Report. Fred Palmer, chairman, reported that three plans had been approved this year: Ponderosa Consulting, for lot 105, 2nd (38 Columbine); Wood River Homes for Lot 10, 1st (38 Meadowview); and Chad DeMoss and Bonnie Jean Tolley for Lot 110, 2nd (61 Columbine). Members are reminded that any construction or remodeling that requires a permit from the county should be submitted and approved by the ACC. This requirement is a part of our protective covenants.

Road Improvement Committee report, Myrna Palmer, chairman. The road improvement committee was made up of Myrna Palmer, Robert and Leah Lundstedt, Kevin Marquart, Verne Emory, and Marilyn Allison. Leah Lundstedt took minutes.

After several meetings with Rex Burns and Linda Sanders of Larimer County Engineering Department, the committee chose three alternatives for presentation at the annual meeting: improved gravel, stabilized gravel, and asphalt paving. The alternatives and their costs would be discussed under Old Business.

Old Business:

Fire mitigation. The Woodburns have been in communication with the county concerning any grants which might be available to our association for fire mitigation . However, the county is out of money. We are on a list for any grants which might become available. In the meantime, each resident is encouraged to continue fire mitigation efforts on their own.

Neighborhood watch. The initial meeting for the Neighborhood Watch program was held at the Palmer's house on July 23, 2003. Four people attended. The Sheriff's department provided one sign and we purchased three more for our main entrances and for the road going into the forest. We are encouraged to be watchful, and to report anything suspicious to the Estes Park police.

Fencing on Meadowview. We had a workday to remove the barbed wire fencing along Highway 36. Myrna thanked everyone who came, and mentioned special thanks to Ed Wilke and Fred Palmer, who pulled as many posts as they could. The Shining Mountain group from the Colorado Mountain Club came and finished taking down the barbed wire. The remaining posts should be removed by the owners of the lots on which they are found.

The question was raised as to whether the state had approved this. Answer: yes, but we had to promise to keep our cows off Highway 36. Someone else asked why the fence had to be removed. The fencing had been installed when Meadowdale was a working cattle ranch. It was explained that the now-neglected barbed wire fencing is hazardous to wild animals, and had become quite unsightly.

Road improvement. Rex Burns gave an explanation of the need and how-to of maintaining gravel roads, and restated the options available. Myrna Palmer gave a presentation on the costs for each option. The annual costs for each option are estimated to be: Option 1 (which is to keep our current maintenance program): about \$16,000/year; Option 2 (improved gravel): about \$49,608/year; Option 3 (Stabilized gravel): about \$48,915/year; Option 4 (asphalt mat paving): about \$73,951/year. [See the summer newsletter for a summary of the features and mill levy estimates]. She then opened the floor to questions and discussion, which is here summarized for brevity.

Contrary to what was discussed at the last annual meeting, the Road Improvement Committee determined that all roads in the Association should be included in whatever option was taken. Pole Hill is not an Association road; Larimer County has determined that Pole Hill is too steep to be paved.

There have been no traffic studies on the roads in the association. However, Rex feels that the main roads probably have in excess of 200 cars a day. Many of the problems associated with gravel roads (dust, deterioration, drainage difficulties) begin when there are more than 200 cars a day using them.

Concern was frequently expressed over the safety factor: would asphalt make roads safer in winter, or more hazardous? There were a variety of opinions on this. Sanding the roads would certainly be required if they were asphalted. This was not factored into the cost estimates for tax purposes, but sanding could be covered by our dues.

Another concern was speed. Wouldn't paving the roads increase the speed at which people drove? It was pointed out that the roads could not be widened beyond 14 feet, due to the geography of our association, and that narrow roads would help keep the speed down because people would have to slow down when they met oncoming traffic.

There would be no guard rails installed, nor would retaining walls be put in. However, turn-arounds and pull-offs would be put in where possible, to assist with emergency vehicle access. Scott Dorman, Fire Chief for Estes Park, has told Rex he needs at least 14 foot-wide roads for his vehicles.

The issue of dust came up often. Putting on a stabilizing agent, such as those currently being tested on our roads, would help. Asphalt would certainly solve the dust issue.

It was pointed out by Rex that the advantage of paving the roads was that it was considered a permanent solution (in that it had a 20-year design life) and could therefore be financed by a bond issue. This would make all the money necessary to do the work available to us at one time, and we could get all the roads paved all at once. Any other option would be piecemeal, over a period of five to seven years. He explained that the additional cost of maintaining unimproved roads while working on improvements had been factored into the cost estimates.

The proposed increase in taxes received a great deal of discussion. It was suggested that even without an increase, the money in the GID fund would increase because our property values were increasing. Owners of vacant lots pointed out that their taxes had increased from about \$400/year to around \$1400/year this past year. Linda explained that was due to the Gallagher amendment, which taxed commercial property and vacant land at a considerably higher rate than residential property.

It was also suggested that increasing our association dues could provide enough money each year to do considerable road work. It was mentioned that property taxes are deductible, but association dues are not.

It was also pointed out that the roads have been steadily improving, as each year we add a bit more road base, and experiment with different materials.

After discussion, it was moved and seconded that Option Number 3 (Stabilized Gravel) be approved. Myrna reminded the members that what we were really voting on was to send the issue to the general election in November. There was more discussion, and then the vote was taken. The motion was defeated.

A motion to table the discussion until next year's annual meeting was made and seconded. It was defeated.

A motion to approved Option # 1 (to continue our current program of maintenance) was made and seconded. The motion was approved. [This vote means there will not be a proposal on the ballot this November for a mill levy increase for the purpose of improving our roads.]

It was moved that we submit to our membership a proposal to increase our dues at the next annual meeting to \$200 on each improved lot. This was seconded and discussed. The motion was defeated. It was then the consensus of the group that we should move on to New Business and the election of officers.

New Business: Election of Officers.

It was moved and seconded that the bylaws concerning a three-year term for secretary/treasurer be suspended, for the purpose of allowing the secretary/treasurer to serve a fourth term. The motion was approved.

Myrna read a resignation from Fred Palmer. The Palmers are moving, and Fred is unable to complete his term as chair of the ACC.

Myrna then presented the slate: President, Graham Hodgkin; Vice President, Larry Olson; Secretary/Treasurer, Robbi Telfer; Directors-at-Large for two year terms: Karen Chionio and Marilyn Allison. Remaining on the Board to complete her two-year term as Director-at-large: Helen Miller. The vacant director positions, for one-year terms, have been filled by the appointment of Geno Wilke and Kevin Marquart.

Those nominees in attendance were introduced. It was moved and seconded that the slate of officers be elected as presented. The motion was approved.

Graham Hodgkin received the gavel and thanked the previous board for their service. He especially thanked Fred and Myrna Palmer for their labors on behalf of the association for the past few years. Graham introduced Geno and Kevin.

There being no further business, there was a motion to adjourn at 2:45 pm. This was followed by the drawing for one year's free dues on one lot. Al Reinhard, (Lot 53, 1st filing – 76 Alpine Drive) is the winner. Congratulations!

Our next annual meeting will be July 9, 2005.

Respectfully submitted,
Robbi Telfer, Secretary/Treasurer