

PANADERO PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JULY 2nd, 2016 3:00 p.m.
MINUTES

Board Members: Jim Berg, Jim Littlefield, Ken Clark, Kenneth (Mitch) Wright and David Vogel
Management: Spanish Peaks Management, Marge Thomsen

- I. **CALL TO ORDER** - Jim Berg called the meeting to order at 3:04 p.m.
- II. **PROOF OF NOTICE** - Marge Thomsen gave proof of notice dated June 1st, 2016.
- III. **INTRODUCTION AND ROLL CALL** - Adams #14, Appel #113, Berg #35, Booker #78, Coppola #55, Davis #4, Duncan #86, #87 & #88, George #71, Glenn #62, Littlefield #81, MacDonald #57, Richards #6, Vogel #2, #3 & #56, and Marge Thomsen of Spanish Peaks Management.
- IV. **DETERMINATION OF A QUORUM** - With 17 units present and 26 represented via proxy 25% quorum was established.
- V. **APPROVAL OF MINUTES OF THE PREVIOUS MEETING** - *Janet Richards motioned to accept the minutes as presented, Sandra Duncan seconded. No opposed motion passes.*
- V. **OLD BUSINESS**
- 1 Accomplishments for the Year** - Jim reviewed the newsletter and stated that an AED was purchased and is inside the Fire Station. Instructions to get into the station will be coordinated through 911. Jim Littlefield and Jim Berg both have private ones also. The Firs & Spruces were sprayed for spruce bud worms for the third year and a commercial contractor helped this year. The worse-damaged trees were sprayed first. The junipers are being attacked by mice or rodents.
- 2. Fire Mitigation** - Huerfano County has a FEMA grant for \$600,000 - \$800,000 to be used for mitigation in Firewise communities. This is for residential defensive space around structures only and is a good deal for owners on a 50/50 split. Several letters have been sent out about this program. Janet asked about absentee owners to which Jim L. suggested that they can add language to the Covenants that require owners to mitigate and if they don't the association does it, bill the owners and then lien the property if they don't reimburse the association if there is support for this from the membership. He told everyone that the black hole is a ravine that runs all the way down to Hwy 12 and that is why they have concentrated there since that is the only outlet. Jim B. said if there is money left towards the end of the time period it may be opened up to undeveloped lots. Scott Booker asked how many lots have been mitigated and Jim will check with the mitigation guys as they keep records. Insurance companies no longer insure over the phone and most require mitigation before getting a occupancy final. The US Forest Service is working on San Isabel Forest land that backs the Association and also beside what the association is doing going to Hwy 12. The Associations slash piles will be mulched or burned. The wood is available to all with permission for free and this will be concentrated in the black hole. The Forest Service charges \$10.00 for 2 cords. The Colorado State Forest Service has a grant for work on open space in Spanish Peaks with a 50/50 split and there is money left that they would transfer to

Panadero if they are interested in. This could double the mitigation work. Lois & Olan think the Association should clean up the common areas if they are going to require owners to do their own. The board will be walking all the common areas and will decide where more work needs to be done. David Vogel suggested having Paul Branson join them. All liked the idea so the budget will be revised and add a line item called Open Space Beautification. *Michelle Appel motioned to add up to an additional \$25,000.00 from Reserves to evaluate and properly mitigate/clear trees in the open space owned by the Association and put in Open Space Beautification line item. Lois seconded and approved unanimously.* The board will send out a newsletter with updates. Jim also informed everyone the county is getting more crews qualified to do the mitigation work. William Coppola asked about streamlining the process of getting a slash burn permit. Jim L. told him that only the fire chief and/or his officers are capable of making a decision on whether conditions allowed for burning and there are no officers in Cuchara. Jim B. said the permits are conditional on weather and he may be able to get a window of time added on it as well. Jim L. said they could assist.

3. Committee Reports - Two homes are under construction and have gone through the ARC committee which Ken Clarks heads up.

4. Other - None

VI. NEW BUSINESS

- **1. Treasurers Report and 2017 Budget** - Jim stated that all assets are in cash and a CD. As of last Dec. the balance was over \$70,000.00 and in 2010 it was \$57,000.00 which is an increase of \$13,000.00. Last year \$4000.00 was taken out of Reserves for Fire Mitigation and the year broke even. Fire Mitigation started in 2012 and they have spent approx. \$28,000.00 overall. They have saved money by cutting down on trash pick up to half time in winter. Janet asked why Maintenance & Supplies went over budget and Jim stated that they paid for chemicals for the sprayer and signs around the loop. The 2017 Budget was reviewed. There are 114 lots but only bill for 113 with Huerfano County owing one and they don't pay dues. They are budgeting to take \$6000.00 from Reserves for Fire Mitigation and \$2825.00 will go back in from the 2017 dues. Patty asked if anyone was in arrears on dues and Jim stated that Lot #75 is but it is left over from the original owners and they haven't paid the taxes either. They offered to donate it to the association but there was several thousand in back taxes that would have to be paid first. Several people have bought the tax liens and either they will buy the lot or it will go back to the county eventually. Lois stated that the Association has a written agreement with the resort in perpetuity that they can use the Associations parking lots for parking. She is concerned with the breakup of the ski are property and what may be done with it in the future. Olan would like to see something legally done to remove that agreement. Then if someone wants to use it they can negotiate it. Jim B. stated it is an encumbrance on the deeds to the property. Lois suggested putting a covered shelter and making it for recreation. *Scott Booker motioned to increase the Accounting and Legal Budget by \$3000.00 from Reserves to cover legal expenses to get clear title to the parking lots, Lois seconded. No opposed, motion passes. Janet Richards motioned to accept the 2017 Budget with \$3000.00 being added to Accounting & Legal and \$25,000.00 being added to a new line item, Open Space Beautification, all coming from Reserves. Lois second, no opposed, motion passes.* A new Budget will be set and emailed to all.

2. HOA Education - Covered under Fire Mitigation

3. Election of Board Members - Two board members are coming off, Ken Clark & Mitch Wright. Mike Fleener and Rick Neptune both are interested in a board position. Jim L. stated that Mike Fleener retired from a Texas power company and will be here summers along with Rick Neptune who is Mechanical Engineer professor and is also a summer resident. *Sandra Duncan motioned*

to elect Mike Fleener and Rick Neptune to the open board seats, Peggy Littlefield seconded. No opposed, motion passes.

4. **Membership Forum -**

- *Michelle Appel motioned to spend some money on yellow triangle signs with a child, adult and dog and says Caution 20 mph put around the loop, Janet seconded. No opposed, motion passes.* The board will work with the county on this and also to get them to replace the faded stop sign and let them know the culvert is plugged.
- Jim stated that the County has an effort going to straighten out the house numbers. They want to get away from lot numbers and use four digit house numbers. There isn't a Panadero Loop on the original plans. Jim B, Olan and Nancy Carroll are on a committee that will recommend to the county that they stay with Panadero Loop and have Panadero Avenue only from Hwy 12 to the ski area and use house numbers. They also will suggest Valley Vista change to Cougar Ridge from the Panadero Loop to the T where Valley Vista starts. David doesn't understand why the house numbers need to be changed.

VII. DATE OF NEXT ANNUAL MEETING - July 1st. at 3:00

VIII. ADJOURNMENT - *Michelle motioned to adjourn, Dan seconded. No opposed, motion passes.*