

SMRC Board of Directors Meeting
August 14, 2010
Larkspur Park

The President called the meeting to order at 9:00 a.m. In attendance were Joan Bassen, Stan Hillier, Dave Sandoz, Doug Smith, Julia Smith, Steve Smith, Paul Tillman, Jeanne Walton. Guest(s): Deanna Ahlers, Betty Houser, David Sims, Diane Sims.

Steve Smith reported a situation at the pool (entering after hours by climbing over fence. This was caught on the video by the security cameras. The kids who were caught doing this attended the meeting to apologize for their actions.

A property owner requested use of the picnic area over Labor Day weekend and offered to volunteer to paint the picnic tables and benches. Dave Sandoz moves the board accepts her offer to paint the tables if the Board could pay for the materials. Steve Smith seconded; all in favor. Motion approved.

REPORTS

Secretary – Doug Smith moved the minutes of the July 17, 2010 meeting be approved with corrections. Dave Sandoz seconded; all approved; motion carried.

Treasurer - "July 2010 Treasurer's Report*" and packet distributed to include:

- Account Balances
- July 2010 Actual vs. Budget
- Interest payment invoices have gone out

*Note: Treasurer's Report available to any member upon request.

Joan Bassen moved the Treasurer's Report be approved as presented; Steve Smith seconded; all approved; motion carried.

Architectural Committee – Division I, Lot 92 house (Ryker) and Division II, lot 20 sheds (Gollen).

Road Committee – Recent rains have washed a lot of the lignin off the road surface. Dust is much more of a problem now. The recent rainstorm caused dirt and mud to enter the pool/bathhouse area (pictures provided). When grading is done next year the Board will consider regrading/leveling the area in the parking lot; install a dry well; or place several small storm water ditches such that water runs into the grass area and not into the pool deck. Doug Smith suggested the project work could be included in the 2011 budget to be proposed to the general membership in September.

ATV Speeding – Paul was contacted by concerned property owners because there were several ATV riders seen riding at excessive speeds. Paul attempted to contact someone where the ATVers were staying. He also called the property owner (who

was not on SMRC property that weekend) to apprise them about the situation. The kids were unsupervised and the property owner said they were grandkids. The kids were not going to be allowed to use ATVs in the future.

OLD BUSINESS

Compliance letters – No report.

Audit – Dave Sandoz, Joan Bassen and Jeanne Walton conducted a monthly internal audit and general flow of money is appropriate. Further, the checks and balances (check statement versus checks, checks versus receipts, and a printout from QuickBooks) were reviewed. Some debit charges were questioned by leaving a sticky note on the audit package so that the questions could be answered. Moving forward, quarterly audit will be conducted. As the general membership deems fit, the internal or external audit will be done.

Operations Manual – A general operations guide was distributed. Input on ease of reading and understandability is requested. A copy is posted in the mechanical room presently.

Trails project / Greenbelt Verification – Doug, Steve, Paul, and Dave walked the trail location last month. A previous issue (apparent chicken coop on the greenbelt) is resolved because the corner stake appears to be misplaced. The chicken coop is within the boundaries of its property owner. The trail will continue to be marked and then property owners adjacent to it will be contacted for their feedback, questions, or concerns. One property owner along the trail has already expressed concern (i.e. noise, safety and enforcement) but will go along with the project if the majority of property owners agree to it.

Foreclosure Process – Paul confirmed the cost to recover back taxes and past dues will be \$6-\$10K (not including litigation) to proceed. A proposal to take this to the general membership was made. Mr. Sims asked how the property owner could be reached. There is consensus that the property owner is unresponsive to efforts to communicate and the address on record is accurate. Jeanne asked if the general memberships would consider a collection process.

Mailboxes – No new report. Thus far there are about a half dozen property owners interested in a new mailbox. Information has been placed on web and in newsletter and interest is still being ascertained.

David Sims – At the last meeting a request by Mr. Sims was made to have breakdown of the road maintenance costs for Twin Lakes properties versus Rodeo Trails properties. It was provided and Mr. Sims indicated there are no further questions.

Evacuation Signs - A sample directional/distance sign was presented and the Board approves the design. There are a total of 11 that will need to be ordered. Doug will proceed with ordering and installation. The signs cost \$26 each so the total will be \$286.

Quacking Aspen Easement – Paul went to the county offices and there is no confirmation of an easement. Paul will contact the property owner to find out if an easement has been filed from them. Potential options from there would be to get permission from the property owner to use the easement to access the Little Twin Lake area or if not, block the road off.

Bathroom benches – Doug reintroduced the idea of having folding benches installed in the bathroom stalls. Steve Smith moved the board purchase 4 folding benches, Dave Sandoz seconded; all approved. Motion carried. Doug will order/install the benches.

NEW BUSINESS

Andrus Business Letter – A letter from the Mr. Andrus was distributed and comments, questions, concerns, or additional information was requested. Dave will send Paul a checklist of items to cover (type and size of structure, type of business, traffic volume, environmental noise, light pollution, etc). At first glance no significant issues are raised and Paul will follow up with the property owner.

Other – Michelle Binney will be a new property owner later this month and wants to know how to get a keycard. Since she is not a property owner as recorded by the county the Board discussed how to work with her. Current property owner provided a written notice about this attesting to the pending sale. As such, a motion was made by Dave Sandoz that if new property owner is given only one key card at the point of sale, they have the option to purchase second card for 5 dollars. If given no key cards they will be provided one copy to the new owner for no cost. Doug Smith seconded; all approved. Motion carries.

General Membership Meeting – Draft agenda was distributed. The Church has been reserved. Board needs to send their content to Doug before the next meeting. A draft presentation will be provided during the next meeting. Julia will provide the media equipment for this. Send all content by 9/8/10.

- Include duties of officers in election presentation.
- Provide nametags.
- Include in elections time for nominees to stand up and talk about their interest in running and serving.
- Re-elections
- Review of CCRs
- Add trails and TLAC committee to reports sections
- Move elections after Secretary/treasurer reports
- Recycling program under new business: (how it works, why were are doing this now, decision process thus far, services and expenses thus far, tonnage for garbage, and future proposal up for vote.) Have Casey provide additional comments after board member presents the slide.

Potluck: Ranch Club will provide hamburgers/brats/hot dogs, buns, water, plates, napkins, utensils.

