

2023 ANNUAL MEETING MINUTES

August 26, 2023

- I. **Call Meeting to Order** Richard Kollars called the meeting to order at 10:01 a.m.
- II. **Board Members Present: Richard Kollars, Salina Hunter, Randy Trefry, Mark Pieloch, Sharon LaFaver**
- III. **Presentation to the Landowners** Richard welcomed the members, introduced the LOC Board, and provided a short overview
- IV. **Current Business**
  - A. **Road Maintenance and Repair (Presented by Mark Pieloch/Developer)**
    1. Review current status of road maintenance and repair: Mark stated that the road crew is finishing up from N. Fork to July road to Werner Drive. They will not be doing any improvements to the narrow switchback area of July at this time. Maintenance and improvements for 2023 covered about 10.5 miles of roads in the subdivisions and cost the Developer approximately \$1.25 million. Mark pointed out that prices are increasing annually and this was up from 2022 expenses. The Developer is also focusing on road improvements along Cox Creek Lane, and will begin work around September 20 through mid-October. Mark added that it is very unlikely that the road crew will get to Frazier or Arrow Dr this year. Mark also thanked the landowners for their patience and working with the road crews.
    2. Review road plan for 2024: Mark's goal is to work Stickney Creek to Castle Rock to the end. Instead of hauling gravel from the local sources, he intends to bring in a portable rock crusher and set it up on his Eagle Canyon lots 23,24 and use his hillside to obtain about 8000 yards of material for this roadwork. He estimates there will be sufficient material for the LOC to use on their road maintenance in 2024 as well. Mark also plans to replace the Rocky Road bridge over Stickney Creek. The engineering has already been paid for, as well as the steel purchased. He does anticipate a 4-6 week closure while the project is taking place. The road closure will extend from Rocky Road/Charbonneau to the bridge. Project won't begin until after July 4, 2024.
    3. Questions & answers (open to the floor):  
Will there be emergency access through the Bridge construction? Answer – unknown at this time, the LOC may need to meet with the Sterling ranch to see if an alternative access exists.

How will all these fancy roads affect our future assessment fees? It is unknown if fees will be raised at this time.

Will landowners have access through private inholdings within the subdivision? No – lands are owned by Mark Pieloch and are private. He does not want to take on any liability for anyone crossing his properties.

Does Cox Creek road connect with the rest of the subdivision? Not currently, it abuts Mark's private holdings.

Will county fire and law enforcement be made aware of emergency access changes once the bridge project is initiated? Yes, once a start date is firmed up.

When the bridge work is started, traffic will increase on Eagle Canyon. Will there be more road work dedicated to Eagle Canyon in response to the increase in road usage? That is the plan, the LOC wants to keep and maintain and improve the roads throughout the subdivisions. If traffic causes more wear and tear, it will be addressed.

Will there be dust abatement performed on Eagle Canyon to address the increase in travel? These roads are gravel, part of living in the country, Crushed rock was added to address some dust issues, but if the situation becomes bad, we can add water truck runs. Bear in mind, that it will add to the overall project costs.

Can the LOC use chemicals like Magnesium Chloride for dust abatement? Yes, but it's not cheap. It would add significantly to the cost. Additionally, there are many landowners against any chemical use near their properties.

#### **B. Weed Abatement (Presented by Randy Trefry)**

1. Review current status of weed control plan: Randy reviewed this year's abatement efforts. The LOC spent \$3000 to spray from Rocky road to Charbonneau to N. Fork to Spring Dr. to Eagle Canyon. The company that was hired did not perform as expected and will not be rehired.
2. Review abatement plan for 2024: The Board has not decided whether to pursue spraying services for next year or not.
3. Questions & answers (open to the floor)  
What did the weed spraying accomplish? It killed targeted noxious weeds, but the contractor did not follow instructions on spraying in the appropriate areas.  
The roadside weeds are now extremely high and causing a fire hazard. Can the LOC address this? It is the property owner's responsibility to cut/abate weeds on your section of the roadway.

#### **C. Delinquent Assessments (Presented by Salina Hunter)**

1. Review current status of assessment collection: The LOC has made a huge amount of progress in collecting assessment fees. Salina urged

landowners to stay in contact with the Board and update their mailing list so we can send invoices to the correct place. Richard added a reminder that inflation is high right now. Paying fees helps us stay within the budget.

2. Review assessment plan for 2024: At present, there are 3 of 5 board members who are not in favor of raising assessment fees.

3. Questions & answers (open to the floor)

Over time, the dues have been increased from \$80 to \$100 to \$400.

These increases were not voted on by the membership? The bylaws do not require fee increases to be voted on by members.

#### **D. Budget & Financials (Presented by Richard)**

1. Review current status of budget: Richard identified that there are 277 lots in the two subdivisions, which can generate \$110,800 annually with full collection of assessment fees. However, we have about 5% nonpayment right now (bad debt), and a few families on hardship exemptions.

2. Review plan for 2024: Richard proceeded to discuss the individual line items of the budget for 2024. He added that we should anticipate an assessment fee increase in 2025 if the economy doesn't improve.

3. Questions & answers (open to the floor):

The budget document for 2023 doesn't show that a donation was made to the local volunteer fire department. Can you address that? Don't know why that hasn't shown up. We will investigate this issue.

#### **E. Elections / Nominations**

There are three positions available, a 1 year Resident Director, 1 year (remaining) of a 3 year At-Large Director, and a 3 year Director. Open for nominations or volunteers: Salina Hunter and Liberty Beecham were nominated for the 1 year Resident position. Randy Trefry was nominated by Salina Hunter for the 3 year term. Randy nominated Richard Kollars for the 1 year term.

Note: Due to multiple sidebar discussions that broke out, the meeting was adjourned, but it was not audible. It is estimated that the meeting ended around 11:50