

# Valley at Winter Park

## HOA Meeting Minutes – April 23, 2022

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### In attendance:

Lots 1&2 – Mike and Deb Dobersen  
Lot 3 – Don Metzler  
Lot 4 – Tom and Mary Sangster  
Lot 5 – Sandra Rasmussen  
Lot 9 – Matt and Kathy Kilton  
Lot 12 – Matt Kirsch and Kerri Stroupe  
Lot 13 – Lauralee Kourse  
Lot 19 – Scott Fuog and Christinne Johnson  
Lot 20 – Phil Phifer  
Lot 26 – Tim Hattey  
Lot 29 – Randy and Lana Simon  
Lot 31 – Jody Mintken  
Lot 33&34 – Matt Kolar  
Lot 39 – Neil Ninnam  
Lot 41 – Barry Waryanka  
Lot 42 – Susan Oderwald  
Mark Johnson from BVM

### 1) Call to order at 9:09 AM

- a. Approve minutes from December 2021 meeting
  - i. Scott Fuog moves to approve; Tim Hattey seconds
  - ii. Motion passes with no opposed

### 2) Treasurer's report – Mark Johnson, BVM

- a. Financial statements are not properly prepared yet. BVM will email them to all homeowners next week. Anna has indicated that the financials are in good shape with no issues.
- b. Scott said that the Board will discuss the financials and (considering the upcoming road projects) will have any recommendations prepared for the Annual Meeting in June.

### 3) Old Business -

- a. This is the second season we've had Mountain States Snowcats groom a **cross country ski track in the common area**. It's a wonderful thing to have for those of us that live in the area. LL Kourse spearheaded this last season and paid for it out of her own pocket. Last time we discussed this, we estimated that it would cost \$300 - \$400 each time x4 trips (Dec, Jan, Feb, March) or about \$1200 to \$1500 per season (at \$175/hour). Scott spoke with Jeremy on 2/15/22, he found out that those costs are not realistic. Jeremy explained that if they only come once a month, they have to come multiple times to pack it down, till it, then groom and lay track. It took Scott a bit of conversation from Jeremy to get a number, but eventually he said it would probably be about \$700 each month (x4 = **\$2800**).

Jeremy's employee (Dennis) drags the Nordic tracks, every Friday, for other subdivisions in our area. He's mentioned to LL that it would be more efficient if we were on the "every week" program because they would already have the machine loaded and in the area.

When Scott mentioned that idea to Jeremy, he said that it would actually be more expensive, because the weekly bid would include an extra “padding” for unexpected things that can occur for them (instead of an hourly charge). That made sense. Jeremy quoted me \$500 per week to do it every week. If, next year, we did it for 17 weeks (from mid-Dec to mid-April) it would cost about **\$8500**. LL mentioned that each time she talks to Jeremy, the costs seem to change a bit. We are not currently on their regular rotation for routine grooming and instead, perhaps we hire ad hoc, as we see the need. LL mentioned that grooming 5-6 times in a season is likely sufficient. We can also provide Mountain States a set dollar amount we are willing to spend and groomer will come out when they think is best - up to that dollar amount. Tim feels we should discuss at the annual meeting in June to have a broader discussion with the membership.

- i. How much did we spend in total this season? – approximately \$1,300
  - ii. Could we see a proposal to include how often it will be groomed and how much that will cost each year?
  - iii. Susan Oderwald is willing to back-up LL on this project. She, LL, and Mark Kolar will walk the course and evaluate it in terms of potential stump mitigation in advance of the annual meeting so the HOA can understand if there will be additional cost. There shouldn’t be a need to hire someone like Dave Kunkle to grind stumps. Hopefully we can cut down the few that pose a problem to the grooming machine.
  - iv. Phil Phifer - Is track wide enough for skate skiing? - yes
- b. **Pond maintenance** – At the December meeting, Mike Dobersen mentioned that he is concerned about the cattail growth in the retention pond. I little is healthy, but Geoff Elliot suggests we keep it to a minimum. If we rent a back hoe, we need to be careful of the pond’s lining. The pond hold 60K to 70K gallons and EGC Fire tests the hydrant out there regularly, so it is a big asset to us.  
Discussion on clearing the foliage from the pond so that it doesn’t interfere with the plastic liner. LL Kourse believes it’s about 10-12 feet deep in the middle. Susan O. – We shouldn’t just cut them back (they’ll grow right back) they need to be pulled. Mike Dobersen stated this is work the homeowners could do themselves. Mark K. – “I have wet suits” Phil Phifer – “I’ll help”. The pond is a joint venture between the water district and the HOA so will need to consider that as we plan.
- c. LL Kourse has created a **WhatsApp group called “VWP Emergency Messaging”**. There are currently 7 participants in that group and we communicated this winter, to each other, when we knew someone was burning slash piles. If you’d like to be on the list, email Lauralee Kourse at [llkourse@hotmail.com](mailto:llkourse@hotmail.com). This is entirely voluntary participation. Mark Kolar has set up a VWP Facebook group which has the instructions for how to join the group. Facebook page could be used for posting pictures, etc. and Whatsapp group is great for the emergency notifications. Mary Sangster mentioned VWP also has an Instagram group. Tim Hattey – let’s please keep it positive – no negativity or complaining.
- d. **Annual weed spraying** – Scott spoke with Billy Sumerlin again on April 16<sup>th</sup>. Billy told him that fortunately they are going to be able to stay in the county (bought a house near Granby) and he sent Scott a copy of the contract for 2022. For the past 6 or 7 years, he has charged us \$2700, but due to the rising cost of fuel and his herbicide, he has raised the price \$200 - to \$2900. Since then, the board has approved the contract so we will have Billy’s services again for the season.

Scott will ask Billy to give us a few days notice when he schedules us. LL – can the management company let the homeowners know when the weed spraying is scheduled so that dogs can be kept out of the area while the weed killer is drying. Mark encouraged LL to email Erin at BVM and she will take care of the communication.

**Question** - Lana Simon – Can dogs run off leash in the neighborhood? Scott Fuog referred to the common area rules on the website. Tim Hattey responded that homeowners should be responsible with their dogs and know when the dog should and should not be on leash. Matt Kolar asked if the documents could be searchable. Scott and Mark will create a searchable PDF and replace the copy on our website.

Randy Simon is looking at rules for the common areas document and does not see any mention of leashes.

Scott Fuog read from the Decs 15.2.9 (pets) - which is “on a leash under control of the owner or under command control by the owner.” Ultimately each homeowner is responsible for whatever occurs with their animal.

Randy Simon – anyone know of issues with pets and wildlife (encounters)?

Susan O – I’ve seen dogs chasing the pronghorn.

Mark Kolar – WhatsApp could be useful if we find out there’s a mountain lion in the area.

- e. **Ongoing lot maintenance project** - From 12/4: *Since the June meeting, we had heard from the last two lots, regarding their compliance “plan” to the original Lot Maintenance letters (sent almost one year ago). At that point we had about 20 lots who have a “plan” for mitigating the dead wood on their lots (the other 28 lots were already compliant). After the Sept. meeting, the Board went out and re-evaluated those lots, for compliance, based on the September 30<sup>th</sup> deadline. In light of the high degree of non-compliance, the board sent another email, this fall, extending the deadline to October 31<sup>st</sup> and declaring that fines could be avoided by simply communicating your intent to us regarding the 2022 season. Basically, we just started over with these folks from when we started the correspondence almost a year ago. A few of the lot owners did perform some work in October and a couple of them even became compliant. The others are promising compliance in 2022.*

The updated count is now 11 lots not fully compliant, with 8 of them contracted with Dave Kunkle for mitigation on 2022, and the other 3 promising to take care of it this year. This does not include the 3 lots on the other side of CR 519.

The neighborhood is definitely in a better place with mitigation than we were two years ago. Tim Hattey thanked the group for their work on their lots. Scott Fuog pointed out that outside of a burn permit we are never allowed to have a fire larger than 3 feet by 3 feet by 2 feet and it must be in a cement or metal fire ring. Also required to have a protective screen on top of the open fire per county ordinance.

Mary Sangster - Information can be found at [www.bewildfireready.org](http://www.bewildfireready.org).

Randy Simon – Builder has mentioned there has been a lot of trash blowing around with the high winds. Good reminder that trash dumpsters need to be covered.

- f. **Upcoming officer elections at the June annual meeting** – If interested in serving, email BVM with your reason for interest by two weeks before the meeting.

Scott Fuog will be stepping off the board. Tim Hattey serves at the pleasure of the HOA so he is happy to stay on as VP or step off but he is unable to commit to the president position. Scott mentioned that the President position doesn’t mean that the load couldn’t be shared by 3 or more people. The bylaws allow for more board members than 3.

LL Kourse – More hands is a lighter load.

Matt Kirsch mentioned that an odd number is best and that 5 people would be wonderful if we get that many folks willing to step up.

Scott – let's avoid elections if we can, so if we expand the board to more than 3 - that is fine.

Mark Kolar is interested in serving and will be submitting his interest.

Matt Kirsch will be nominating himself.

Susan Oderwald expressed interest.

Scott said he felt OK speculating for John Clagett (since John could not be present today) that he will want to focus on the building of their home this coming season and is gracious to fill in where he can, but would probably step down if there were 5 people.

Scott will have BVM send out an email to all, that we are accepting nominations and will include the names of all candidates running for the board on the June meeting agenda.

- g. Scott read a couple of emails that Rob Barnes sent last week (Rob couldn't attend today) regarding **Internet service provided by Century Link**. This was after Don Metzler did some research with Dan Lubar at a company called Slopeside Internet.

*Rob – I understand that CentryLink DSL (~50mbps) Internet service is available for VWP. The logistics are that fiber was pulled down CR519 to the box where the pavement begins again on behalf of Pole Creek (they paid for a fiber loop in their HOA). That enabled CL to install a switch, which puts our copper lines in range. I know that several homes in VWP already have the CL service. It's working very well for us!*

*My general thoughts are that we are happy with the CentryLink DSL service and would not be interested in participating in a project for other services at this time. If someone is in need of faster than 50mbps service, I'd suggest checking with Mark Kolar. I believe that he worked with CL to leverage both pairs of copper going into his place to attain a higher mbps rate, as well as network redundancy. Obviously, this is at an increased cost. I'm not really sure of the details of Mark's setup, but I interpreted it as the above.*

*As FYI, 50mbps seems fine for what I'd consider medium/heavy use. We stream 100% of our TV watching, I work from home and am on video conferences every day that I work, we have numerous cameras around our property that upload to the net 24/7 etc., and we typically don't experience any issues with streaming dropouts etc. CL's wireless router leaves much to be desired. We immediately added our own as an access point so that we could properly establish network security and have better wireless coverage, but that's to be expected from any provider (we did the same when we were with RMI).*

BTW (from Google) – Megabits per second (Mbps) are **units of measurement for network bandwidth and throughput**. They are used to show how fast a network or internet connection is. Each Mbps represents the capacity to transfer 1 million bits each second, or roughly one small photo per second.

**A reasonable download speed is at least 25 Mbps, and a good upload speed is at least 3 Mbps.**

Some people can get away with fewer Mbps and others need more—but that's a good internet speed for most people.

Mark Kolar shared that - the closer our houses are to the switch (out on CR 519) the faster the speeds. IOW – Barnes will have a faster speed (for now) than Hatteys, based on location from

the entrance to the subdivision. If Barnes has 50 and Kourse has 40, then the houses along the SW end of the upper loop might only get 20 to 30.

Mark feels that broadband is best and saves money from having to pay for cable or satellite. He said that Century Link is great until it goes down (which can happen when the power goes down). Also, the bandwidth and throughput can decrease during high tourist times (in the mornings and evenings), as there is a “chokepoint” in the Valley currently.

Kolars are on Starlink satellite, so they have about 157mbps for download and about 8-20 mbps for upload. He has no experience with Comcast in the mountains.

Matt Kirsch said that CL engineers can give you info as to what type of cable to send from the post (bundled Cat5 cable, etc).

LL Kourse reminded us to “have your electrician bid that for trenching purposes, so you’re not paying for it twice.”

#### 4) **Firewise report** – Mary Sangster

- a. Setting a date for the community work day – Since it looks like we can have the Annual Meeting on June 11<sup>th</sup>... let’s plan on June 18<sup>th</sup> for the Work Day.
  - i. Finish mitigating dead wood on open space B
  - ii. Perhaps tackle the Pond Cattail project
- b. Chipping days – there are 5 scheduled for this summer
  - i. June 25 in Grand Lake
  - ii. July 9 in Fraser/Winter Park
- c. Junk the Junipers campaign –
  - i. We would like all homeowners to focus on removing junipers this spring
  - ii. Junipers come out much easier in the spring when the soil is moist; definitely wear long sleeves and long gloves because of the small thorns on junipers
  - iii. Take a picture of yourself with a pulled out juniper and submit to Mary for entry into a drawing for a bottle of Gin from Fraser Valley Distillery (will post the pictures on Valley Winter Park HOA IG page) or text to Mary at (303) 229- 4705 or email her at [mtsangster@comcast.net](mailto:mtsangster@comcast.net)
  - iv. Contest will run until June 16th
- d. Reminder to order your reflective sign for your street number so fire department can find your residence
- e. What to do with pulled out junipers? Can burn them in your fire ring or put them in your trash or include them in a slash pile for burning. If including them in a slash pile make sure they are inside the stacked wood as they are highly flammable and will throw flames up to 17 feet.
- f. Mark Kolar – learned a great deal about homeowners insurance policies and encouraged homeowners to have conversations with their insurance companies about their coverage and Mark offered his help to review policies.
- g. Deb D. – Shelly Olson will be at the Fraser library on May 14th at 1:00 PM to discuss - Be Wildfire Ready, as part of an ongoing stewardship series.
- h. VWP website has a lot of information about fire mitigation
- i. Fraser Valley wildfire council is ahead of many in the state

#### 5) **Water district report** – Mike Doberson

- a. The next meeting is May 25 at 8AM – it will be an orientation and transition type of meeting

- b. Next quarterly meeting is July 20; both meetings will be posted on the website; any lot owner is welcome to attend
- c. Recent board changes – 3 potential openings due to terms ending; Tom Sangster and Rob Barnes have stepped down, Mike will remain leaving 2 vacancies which have been filled by LL Kourse and Keri Stroupe, so no need for an election. Matt Small will be stepping down in the near future so there will be another opening soon.
- d. Common questions that the Water District gets –
  - i. How good is our water supply? “As long as it snows in the mountains we will have water.” So far, one well (supplied by all the snow melt in our area feeding the water table, has been in service for over 20 years. Will install a water level indicator to be able to monitor. We have 30-40 acre feet of water.
  - ii. Water rights? The District (Water Board) spent a lot of money to secure our rights, from opportunists who fought us. To pay for that, we sold some of our “acre feet” from:
    - The Rich Ditch** – we have about 17 a.f. left (had 50.6) (sold \$500K?)
    - And **The Pearl Ditch** – we have about 13 a.f. left
    - Pole Creek Meadows Reservoir** (pond) – we have 8 a.f. left (had 10)
 These ditches are not resources we can use as a water supply. They are essentially money in the bank for us.  
 At about \$15,000 per acre feet, we have roughly \$570K worth still (38 a.f.)
- e. Water district projects –
  - i. Pump house access
  - ii. Someday, we will grow out of our 30K gallon tank, but we don’t want to expand too fast or we’ll have water stagnating in the tank.  
 Tanks cost about \$3/gallon (\$300K for a 100K gallon tank)
- f. Scott reminded Mike that at the 12/4/21 meeting, Kris Clagett had brought up ADRC Guidelines section 8:14 and asked if we could please add Doug Bellatty’s phone number as a contact. Mike had said – let me check with him first.

#### **8.14 POWER AND WATER**

*Activation and use of the water service stub to the Lot for construction water must be coordinated with the Valley at Winter Park Water District’s Water Operator for water meter installation and applicable fee payments.*

Mike said that both Doug and Jeanette Berg’s contact info can be added.

#### **6) Roads Report – Scott Fuog**

##### **a. As a review from last summer:**

*The scheduled road improvement, on Elk Meadows Way and Elk Meadows Drive East (connector), was done in late July by the Thurstons (through contractor Kelly Farrell). At about 1600 linear feet, the original bid called for an estimated 32 trucks of Class C road base to fill the potholes and create about 3” of new surface, as well as an estimated \$4800 for trucking costs. We’re glad to report that the estimate was conservative by about 25%, so it turned out to be 24 loads of road base and lower trucking cost. The final bill was \$14,000 including road grater and skid loader work. This total also includes a load or two of road base that was spread out to fill the worst of the potholes over on the “lower loop” in front of lots 22-24. Scott and Judy Thurston discussed this small improvement in anticipation of some plowing next season that may be necessary as building begins on Lot 19. With that section of road being about 2200 linear feet, Judy quoted us \$75, per plow job, for that SE section of Elk Meadows Drive and Elk Meadows Lane (cul-de-sac of lots 18,19 and 20).*

##### **Current update:**

The GC for Lot 19 did all the plowing this last winter, for ongoing construction, saving the HOA an estimated \$600, however the section of the “lower loop” that is necessary to access Elk Meadows Lane

is deteriorating quickly in the low section in front of lots 22 and 23. This is where we dumped a couple of loads of Class C last year (good thing).

Scott has reached out to Judy Thurston to ask if she will have Kelly Farrell give us a bid to do the same work over there, as was done on Elk Meadows Way and Elk Meadows Drive East. With no inflation added from last year... if 1600 LF was \$14,000, the 2200 LF would be about **\$20,000**. Perhaps we have it done late in the season this year and let as much construction traffic move between now and then.

Tim Hattey – does it need work now to get it viable for construction traffic? Scott will talk to Judy Thurston to see if it is best to do some work now so the road does not deteriorate further. He will also check to see if there is a culvert under the road where that low spot is (perhaps we add one as part of the fall project).

**7) ADRC report – Neil Ninnam**

- a. There are currently two homes nearing completion and walk arounds will be conducted soon.
- b. There are currently four additional homes under construction.
- c. There are two more homes that should commence in May/June and one more home currently under review.
- d. The committee is currently working on tightening up some of the language in the Revised Guidelines (per previous discussions with Bill Hickenlooper).
- e. Neil reminded everyone that we highly encourage homeowners to take advantage of the Preliminary “courtesy” Consult upfront.
- f. The committee is also streamlining some of their processes, to become more efficient, and wants everyone to know that the ADRC will be looking to take on new committee members in the next 6-12 months.

**8) Future business -**

- a. We agreed that June 11<sup>th</sup> will work for the Annual Meeting date; meeting notice will be posted on website.

Randy Simon – Could we have the annual meeting in person?

That would be nice but, now that everyone is used to it, we’ll probably stick with Zoom for the foreseeable future (until we all live there). We get a better attendance via Zoom and trying to do a “combo” is just not worth the technology headache. If y’all want to socialize, then please attend the Community Work Day.

- b. Updates on Sheep Mountain fire break? Mary Sangster – last she heard it would be 2023 before it finishes. The project is costing more money to do the remaining work on the fuel break. Most of the trees have been cut down so now a matter of hauling the trees out.

**9) Adjourn –**

- a. Motion to adjourn by Scott Fuog
- b. Second by Tim Hattey
- c. Meeting adjourned at 11:39 AM