

Valley at Winter Park

HOA Meeting Minutes – June 11, 2022

In attendance

Lots 1&2 – Mike and Deb Dobersen
Lot 3 – Don and Susan Metzler
Lot 4 – Tom and Mary Sangster
Lot 5 – Sandra Rasmussen
Lot 7&8 – Rob Barnes
Lot 12 – Matt Kirsch and Kerri Stroupe
Lot 13 – Lauralee Kourse
Lot 14 – Emily Sinclair
Lot 19 – Scott Fuog and Christinne Johnson
Lot 21 – Gregg Smith
Lot 25 – Todd Budin
Lot 26 – Tim Hattey
Lot 27 – Tracy McGowan
Lot 29 – Randy and Lana Simon
Lot 31 – Jody Mintken
Lot 33&34 – Matt Kolar
Lot 36 – John and Kris Clagett
Lot 39 – Neil Ninnam
Lot 41 – Barry Waryanka
Lot 42 – Susan Oderwald
Lot 43 – Scott and Ann Schleisman
Lot 44 – Brandon and Stephanie Hawkins
Lot 45 – Liz Adams
Lot 48 – Phil and Betty Lou Moody
Mark Johnson from BVM

This gave us 27 in attendance plus 6 proxies, so more than enough to reach a quorum.

1) Call to order at 9:09 AM

- a. Approve minutes from April 23, 2022 meeting
 - i. Scott Fuog moves to approve; John Clagett seconds
 - ii. Motion passes with no opposed

2) Treasurer's report – Scott Fuog

- a. Lot 31 has not paid their dues from last year and Lots 22 and 23 are late (last couple years?), but have not ever paid their late fees (according to Anna P. at BVM).

- b. HOA has \$70K available in the Capital Improvements account and this year's road work will cost approximately \$46K
- c. YTD actual vs YTD budget – everything is as expected
- d. With the \$26K that will come in by October, this will leave less than \$50K in CIF after the road project
- e. New Board will discuss a possible dues increase for July 2023
- f. Now paying webmaster Brian Martin \$1K per year versus \$500 per year
- g. Tree mitigation – have not had much but will remain in this account in case it is needed
- h. Added \$3000 for the Nordic Track grooming next season (6252)
- i. Snow removal – we are not budgeting enough for this coming season, as Thurstons have indicated they will be increasing their prices by 40% due to cost of fuel – budget includes additional \$3K for snow plowing (up from \$6K to \$9K)
- j. Budget for coming year discussed versus discussion on current status of financials
- k. John Clagett – “in the future we should build the capital contribution so board should talk about this in future meetings”
- l. Scott moves to ratify the budget; Tim Hattey seconds
 - i. Tom Sangster clarified that the budget will include an additional \$3k for snow removal (BVM added the \$3K on 6/22)
 - ii. Motion passes with no opposed

3) Misc and old Business

- a. Grooming for central common area – LL received an estimate from Mountain States Snowcats
 - i. Susan Oderwald – identified obstacles in the grooming track that need to be removed and identified where the track needs to be rerouted
 - ii. Questions regarding summertime use on the track – will the trail be marked or will the bamboo be removed for the summer? Recommendation from Susan Oderwald and Mark Kolar to make this a separate agenda item for the future.
- b. General caution for the lot owners – please take care to only enter lots with lot owner present otherwise view from a distance
- c. Cattails – Two main ways to eradicate cattails – natural or chemical. Chemical would be to use an herbicide like glyphosate which has deleterious effects on the ecosystem. Preferred method is natural. Natural options include:
 - i. Freeze (already happens)
 - ii. Increase salinity – put a salt lick in the pond
 - iii. Cut cattails 2-3 inches below the water each year. Would stunt the growth and eventually thin the crop.
 - iv. Mark Kolar motions to form a committee and asked Matt and Todd to be on the committee and lead it. Mary and Tom Sangster, Mike Doberson, LL, Matt and Todd will be committee members. Scott seconds the motion.
 - v. Mike Doberson raised the need for a maintenance agreement for the pond because the fire hydrant needs to be within a certain distance of the road.

Need to ensure the plumbing is functional, fire department inspects it and that it is appropriately positioned to ensure it is functioning well for firefighting needs. This could affect our insurance premiums, for lots near the pond. Include this with the pond committee work.

- d. Four residents stepping up to be on the board (nominees below). Scott Fuog will be stepping down from president. John Clagett will serve or not serve based on needs.
 - i. Susan Oderwald – Scott Fuog moves; Tim Hattey seconds; none opposed
 - ii. Todd Boudin – Scott Fuog moves; Mark Kolar seconds; none opposed
 - iii. Matt Kirsch – Scott Fuog moves; John Clagett seconds; none opposed
 - iv. Mark Kolar – Scott Fuog moves; John Clagett seconds; none opposed
 - v. Tim Hattey – Scott Fuog moves to keep Tim on the board; Mark Kolar seconds; none opposed
 - vi. Mark Kolar moves to expand the board from 3 to 5 members; Tim Hattey seconds; none opposed
 - vii. John Clagett will step down as Treasurer

4) Water District report – Mike Doberson

- a. System is working well with no problems
- b. There are new board members due to turnover – Tom Sangster, Rob Barnes and Matt Small have all left; Kerri Stroup and Lauralee Course have taken their place to join Scott Schleisman and Mike Doberson on the board. Still have one opening on the board. There is a meeting at 11:30 today to fill that vacancy. If interested in joining the board, attend the meeting at 11:30 today.
- c. Access to the well house has been a crude pathway that passes through private lots. Extensive discussions have ensued for years regarding where to reroute the access road. Scott Fuog and Mike Doberson met with Zane Bishop, home builder, and Doug Bellatty at the road access to discuss a new path - now that adjoining lots have been surveyed and boundaries are well marked. Also discussed remediation for the tire tracks that exist. Awaiting an estimate from Zane Bishop for creating a new road. Since the County does not have an interest in where this road will be, we've agreed to a Memorandum of Understanding between the HOA and Water District. At one point (2019?), Evan Ela had drafted an Easement Deed. The HOA Board reviewed it a few days ago and requested some changes be made. The Water District agreed to all the revisions.

Evan agreed that a mutual understanding, as to where the road will be, will suffice and will use the E Deed with changes made. MOU will indicate the easement and be circulated for appropriate signatures. Tim Hattey recommends a map be attached to the MOU/deed that clearly delineates the location and use of the road and that we should do a simple filing with the county. Mike Doberson will include a map in the agreement that shows the old access and new access. Scott defers the execution to this to the new, incoming board.
- d. Next quarterly meeting for WD is July 20 and will be posted on the website.

5) Firewise report – Mary Sangster

- a. Community workday – 8:30 AM start until about 12:30 PM on June 18th
 - i. Focus will be to slash and finish open space B
- b. Firewise resources on the HOA website – please take time to review the information so each lot owner can ensure appropriate mitigation is taking place on their lots and for house construction (i.e., reflective signs for your lot address, screen thickness, etc.)
- c. Junk the junipers campaign –
 - i. Send pictures to Mary of you pulling out junipers
 - ii. Would like all homeowners to focus on removing junipers this spring
 - iii. 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
 - iv. 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)
 - v. Contest runs until June 16th

6) Roads Report – Scott Fuog

- a. Scott met Vince Farrell out on the lower loop Tuesday morning and walked the road with him. From the intersection between lots 25 and 26 – up to the end of Elk Meadows Lane, is 1950 linear feet. There is a low “soft” section (in front of lot 22) of about 500 feet, that has a culvert running underneath. Vince said the culvert is in fine shape, but that section of road should have about six inches scraped off and then extra road base laid down to build it up higher, to match the rest of the road. He will work on a bid and hopefully give us a dollar amount by June 11th. He emphasized that the bid would be based on the price of diesel currently, as there is much concern about the rising price of fuel and the effect that has on many commodities.

Last year’s road improvement, on Elk Meadows Way and Elk Meadows Drive East (connector), was about 1600 linear feet and required 24 loads of Class C road base. That means this project, with the 500 ft of “build up”, could require up to 40 truckloads.

Vince gave Scott a bid (on 6/10/22) of \$46,300.

Tim Hattey emphasized that we could do a “cheaper fix” (for a few thousand) but that this is a more extensive process – just like the maintenance that we completed last year. The hope is that it lasts 6-7 years.

Kelly Kolar – During the work done last year on Elk Meadows Way, was there anything done on the upper loop? Scott said “no” and there’s no plan to do so except for the section from lots 25/26 up to the bottom of Elk Meadow Lane.

- b. As discussed last fall, Judy Thurston quoted us \$75, per plow job, for this section of road. Since the GC for lot 19 did most of the plowing last winter, Judy only plowed it a couple of times. On Tuesday, Judy told Scott that she and Wayne are forced to increase their “per job” fee by 40% this year (up to \$105 per job). They will confirm that increase with us this fall, in case diesel was to go over \$6.00 per gallon. Otherwise they will commit to that for the plowing season and not increase the fee through spring of 2023.

7) ADRC report – Kelly Kolar

- a. Total of 22 lots that will be occupied in the next couple of years
- b. 2 lots have taken advantage of the “courtesy consultation”
- c. Still have ability to take on new committee members so please let Kelly know if you have interest in joining the committee
- d.

8) Future business

- a. Mark Kolar shared his screen to show which lots are adopted by the county and which aren’t -- as well as what the plowing estimate includes
- b. Scott put out a blanket request for everyone to remember that BVM, and the administrative folks (including Jeanette Berg w/the WD) need to be treated with grace and care. We need them a lot more than they need us.
- c. Next meeting – September 17, 2022
- d. Tim Hattey expressed gratitude on behalf of the board for Scott Fuog’s service as president; Mark Kolar emphasized the gratitude for all who have served on the board over the years and the HOA is in a good position.
- e. Scott summarized the work that has been done by the board and committees over his term and thanked everyone for their efforts in assisting him and on other committees. He also gave a shout out to those, like Gaye Smith and the Dobersens, who “held it together” in the very early years.

f. **Items that the Board accomplished in the last three years:**

- 1) Supporting Deb Dobersen’s efforts for creation of a Firewise committee (2019/2020) and working with Mary Sangster on present campaigns
- 2) Creating a dedicated process to enforce the Lot Maintenance policy (from a fire mitigation standpoint), including methods of felling trees, creating slash piles and log piles, removal of trees and grinding/mulching (October 2020 to present)
- 3) Created a forum to share ideas and experiences with Internet and cable providers.
- 4) Support of the water district on many hours of discussion regarding the pumphouse road relocation - since 2019.

- 5) Working with BVM and ADRC to improve process around archived information from previous submittals - since March 2020.
- 6) Working with Bill Hickenlooper and other ADRC members to streamline the Design Guidelines and Construction Guidelines.
- 7) Working with Deb Dobersen, BVM and Brian Martin to improve the VWP HOA website and board email archive - since March 2020.
- 8) Meetings with Grand County (including District 1 – Rich Cimino) about possible future road adoption, possible cost sharing with neighbors like Witching Stick, improvement projects and ongoing maintenance. Since 2019.
- 9) Created the Rules and Regulations for Common Area and posted additional NT signage after our residents expressed concern for trespassing by other neighborhoods (especially snowmobiling and discharging firearms) and protection of the Wetlands area. Since December 2020.
- 10) Worked with LL Kourse to establish a WhatsApp emergency contact list for residents, who want to participate, as well as a plan moving forward to establish a dedicated NordicTrack (in the Section C Common Area) with ongoing seasonal grooming.
- 11) And last but not least, a special thanks to Christinne Johnson for taking Meeting Minutes for the last 2.5 years!

9) Adjourn –

- a. Motion to adjourn by Scott Fuog
- b. Second by John Clagett
- c. Meeting adjourned at 10:55 AM

Second meeting for just board members – Started at 11:00 AM

Determine position assignments –

1. Tim Hattey to remain Vice President
2. Mark Kolar proposes using the transcript feature in Zoom to help with meeting minutes
3. Susan Oderwald – Secretary
4. Todd Boudin – Member at Large
5. Mark Kolar – President
6. Matt Kirsch – Treasurer

7. Mark Kolar proposed that Matt Kirsch be available for his legal expertise, but he would not be our official legal advisor. The previous Board used Georgia Noriyuki, in Granby, for advise.
8. Matt Kirsch moves to accept the slate of officers as proposed; second by Mark Kolar; none opposed
9. Mark proposes a meeting of just the board prior to the September 17 meeting
 - a. Tim Hattey cautioned about meeting as the board outside of an official meeting, need to be mindful of the rules and regs and what business is to be conducted
 - b. Mark Johnson clarified that the annual meeting must follow appropriate notification to the lot owners
 - c. June 22 at 7PM will be the meeting for the new board to organize and set priorities as part of transition to the new members; meeting will be announced to the lot owners in the spirit of transparency

Meeting adjourned at 11:28AM