

PCM HOA Meeting – March 3, 2002 - Attendees: Bill Quinlan (President), Mike Keutzer (Treasurer), Amy Keutzer (Secretary), Bob Yaklich (Declarant and Board Member). Gina Groom (Vice President) – not present.

- 1.) Jill Childress discussion – HOA dues, budget, lot clearing. Questions regarding the “legality” of lot clearing... Fire safety and Pine Beetle disease is brought up as the catalyst of lot clearing requirement.
- 2.) June 30th is deadline for clearing lots.
- 3.) Lein discussion for unpaid dues, lot clean up etc. 4 months to file lein, 6 months to perfect lein? Unsure of exact procedure, discussion turns to retaining a lawyer for HOA concerns. Bob Yaklich recommends Ron Stearn with Stearn and Newton. (970)887-2163 62510 US Hwy 40. Amy will contact Ron Stearn and see if he has a conflict of interest with anyone in PCM.
- 4.) Discussion goes to the dogs. Loose dogs from neighboring subdivision. Bob will call Wright subdivision to inform owners of dog intrusion.
- 5.) HOA dues discussion – who has not paid. Block 2 lot 16 has questions as to who is the rightful owner. Amy to call Jill Childress (realtor) to see who owner is. Block 1 lot 37 is questionable – Penny Hamilton (303)887-2101 may have more information. Block 1 lot 19 – listed by Sybilla Lancy (970)726-8316. 11 lots total unpaid. Late notifications sent via certified mail will go out this week to unpaid owners.
- 6.) Bill Quinlan raises motion to increase late fees for HOA dues. Motion is passed that late fees are now \$20 for late fees and \$10 for every month late thereafter.
- 7.) Insurance for HOA Directors and Officers as well as general liability. Joyce Leiker is our contact at Bill A’Hern agency.
- 8.) Pond discussion. Should pond be used for fishing & ice skating? Bob to find out about costs for aeration for fish. Bob will talk to Joyce Leiker concerning Insurance for HOA Directors & Officers and general liability and extra costs for pond coverage should it be used for skating/fishing. Bob will provide synopsis of information for pond to HOA board.
- 9.) Board asks Bob Yaklich of any “outstanding Declarant obligations” (financial costs) that the association has not yet realized. Mr. Yaklich knows of no unrealized financial obligations.
- 10.) Bob Yaklich turns over “legacy” documentation concerning Pole Creek Meadows.
- 11.) Bob Yaklich has agreed to include any Newsletter we create in his marketing information sent out to homeowners.
- 12.) Snowmobile discussion. Where can the snowmachines go?
- 13.) Bob Yaklich to call Hammond about trailer. Approve Bauer landscape plan. Document approval of Mike Seay’s chain link fence.
- 14.) Block 1 lot 23 has existing shed for purpose of sheltering generator for well pump. Previous member of HOA had brought forth complaint regarding building. Building had previously been approved by Design Review Committee, so issue is dead from an HOA viewpoint.
- 15.) Discussion turns back to covenants violations concerning Coleman and Cupit. Proposed documentation will fine parties on a per-daily basis for accused

violations. Discussions center around cost association with violation. 3 items to decide: Schedule for violation fines – what does it cost on a per violation basis? Do we send out proposed letters to said violators? Do we consult legal advice for how to correctly provision violations? Decision is made to consult legal advice before we proceed.

16.) Bob Yaklich to send electronic copy of HOA covenants to Board Members.

17.) Covenants section 9.10 have provisions for violations dues. Recommended that next meeting we revise our late fees dues.

18.) Bob Yaklich officially resigns responsibilities as declarant per hand written letter received this date.