

POLE CREEK MEADOWS OWNERS ASSOCIATION
BOARD MEETING MINUTES
OCTOBER 4, 2003

The meeting was held at the Church of the Eternal Hills and called to order at 4:04 p.m. by Bill Quinlan, President. Attending were board members Bill Quinlan, Rob Bauer, Mike Keutzer, John Wilson and Lori Scott. Pete Peterson was a guest at the meeting for the duration of the Forestry & Horticulture Committee report.

F&HC Report

Pete Peterson presented the board with information regarding the Mountain Pine Beetle problem. Pete has polled neighboring communities to find out what (if anything) they have done to prevent and/or combat the problem. Pete proposed that we divide the subdivision into 10 groups of lots, train 10-15 people to recognize the pest and tag trees on their "zoned" lots in order to report back to the board on the extent of the problem in Pole Creek Meadows. Pete has gotten estimates of \$8 to \$11 per tree to spray infected trees with pesticide. The pesticide is effective for one year. Pete strongly suggested that we implement and pay for a plan, with a target completion date of June 15, 2004 (before the beetles fly again).

Pete excused himself from the meeting.

Bill Quinlan moved that the minutes of the prior meeting be accepted as written. The motion was seconded and passed.

Secretary's Report

Lori Scott reported that she was queried for the status of Block 4, Lot 4 in August by Terry at Berger Business. Given the lack of knowledge and lead time, a homeowner's statement for Block 4, Lot 4 was not provided by Berger, but Bill Quinlan reported that 2003 dues were paid and the lot has been cleared for fire danger.

It was moved that the Secretary's report be accepted. The motion was seconded and passed.

Treasurer's Report

Mike Keutzer reported that there is approximately \$5300 in the general account. There are no longer any funds left in a CD.

Mike informed the board that he has a contact in Granby who could spray trees for pine beetles.

Mike provided the board members instructions on how to add the PCMOA email account to their personal Outlook account.

Mike reported that Pat Howlitt, who runs the ISP PCMOA is using for the email account, does web-hosting, and that we could set up a PCMOA web site using Microsoft/ASP technology for no additional cost, or a CGI-based site for a fee. Bill Quinlan stated that a

web site solution may be viable for annual water meter reporting (readings happen in October).

Mike proposed that the board register the Internet domain name “polecreekmeadows.org” for a fee of \$15 per year.

Mike will be talking with Berger Business regarding PCMOA tax return status.

Mike also reported that Berger Business has approached us to be “guinea pigs” for a home owner’s association website for a fee of \$25 per month. Bill Quinlan felt that the members of the board could implement our own web site without this expense, so Mike was instructed by the board to pass on Berger’s offer.

It was moved and seconded that we accept the Treasurer’s report. The motion passed.

Water Committee

Bill Quinlan reported that we paid \$2890 to Middlepark Water Conservancy District in July (up from \$2200 in 2002 due to a 5% increase per year). Bill feels the requirement that PCMOA pay this fee is questionable because most owners have leach fields. Bill will investigate having the engineering plan revised so we do not continue to incur this annual expense. However, due to the cost of re-engineering, water court, and lawyers, the payback period may be as much as a decade.

The Water Committee report was approved unanimously by the board.

Old Business

Cupit

The board has received a fax from Cupit’s lawyer through the PCMOA lawyer regarding the execution of removal of building materials from Block 1, Lot 4.

Bill Quinlan moved that the board approve a Reimbursement Assessment for an amount to include:

- Legal fees related to this incident
- Fees paid by the board for storage of the building materials
- Removal fee
- Disposal costs

The exact amount of the Assessment is to be determined when the building materials are reclaimed or disposed of at the end of the 90-day period documented in communications to the Cupits.

The motion was seconded and passed by the board.

Coleman

Bill Quinlan reported that some progress has been made on the Coleman structure. However, given that the Colemans promised to have a completed structure by October, 2003, the board is not confident that this will be accomplished.

Bill Quinlan moved that the board request that the DRC write a letter requesting that the Coleman's remove approximately nine "no trespassing" signs. The motion was seconded and passed.

Bill Quinlan moved that a Reimbursement Assessment be filed against the Colemans in an amount to include all legal fees incurred by the board through October 31, 2003, in regard to this matter. The motion was seconded and passed unanimously by the board. Bill Quinlan will obtain costs from the PCMOA lawyer and write the Reimbursement Assessment notice.

In order to evaluate next steps in the case of the Colemans, Bill Quinlan will inquire with the PCMOA attorney what our options are and how much each option may cost (at each stage of a legal process).

New Business

In preparation for the annual meeting on November 8, 2003, a Proxy statement, including a budget, should be mailed to all members.

In reviewing the budget, the board discussed the possibility of a steep increase in insurance costs due to potential liability associated with recreational use of the pond. The board decided to place this item on the agenda for the November 8th meeting so the members understand the trade-off between using the pond recreationally and sharply increased dues.

The board discussed a budget item to address the pine beetles problem. The discussion included the possibility of a special assessment. This topic will also be included on the agenda for the November 8th meeting. Only a nominal expense for education on the pine beetle epidemic is to be included in the budget.

Based on expenses for 2003, and the need for automation of PCMOA processes and consistency between boards, the board discussed increasing the annual homeowner's dues.

Rob Bauer made a motion that dues be increased to \$200 per year. The motion was seconded, and unanimously passed by the board.

The board discussed proposed changes to the Covenants, to include an owner providing a security deposit to the PCMOA upon DRC approval of improvements to the site. The board agreed to finalize the wording of this Covenant change by Monday, October 6, before the members vote on this change on November 8.

The meeting was adjourned at 6:49 p.m.