

**POLE CREEK MEADOWS OWNERS ASSOCIATION  
BOARD MEETING MINUTES**

April 17, 2004

Call to Order

The meeting was held at the home of W. Quinlan and called to order at 4:05 p.m. by W. Quinlan. Attending were board members Rob Bauer, Ken McCrady, John Wilson and W. Quinlan. Notice was given by email and verified.

Secretary's Report

The secretary has resigned. Meeting minutes from the previous meeting were not read as they were not available. The meeting was recounted from memory.

F&HC Report

The F&HC reported:

- 1) monies collected and nearly all trees removed
- 2) Additional tree surveys found roughly 12 additional trees.
- 3) Owner Conneely wrote to ask how his newly identified trees should be handled. Contacted by Committee Member Peterson. More of informational nature than a complaint.
- 4) Owner Fuksa complained by phone to President Quinlan and Peterson of neighbor's trees chipping piles on his property. Contacted by Committee Member Peterson.
- 5) Tree spraying initiative is well under way with a letter gone out to all owners. Response has been overwhelmingly favorable for both spraying program and the tree removal program.
- 6) Slash piles across from Austin's home were not chipped this winter due to ice & snow jamming the contractors grinder. F&HC is following up on this.
- 7) 80% of bill for tree removal has been paid, approximately. \$16,000.

DRC Report

The DRC reported via W. Quinlan:

- 1) Road at B1 L2&3 constructed with out approval ( Note: W. Quinlan contacte downer Gembzynski on 4/22/04. Owner promised to apply in arrears for approval with form and contact list received by email.
- 2) Church of Eternal Hills and DRC traded correspondence on Cross and fence. They were asked to remove the fence by ~June and provide documentation that the cross was in their plans or remove it in the similar time frame.
- 3) Payments covering legal expenses are being regularly received from Colemans ( total of ~\$1500). Hose should be closed in by July 2004 per court approved agreement. Observed progress seems slow.
- 4) Applications approved : Stevens/Smith, Conneely, Chasin, Borda.
- 5) Applications in process: Jehn.
- 6) DRC has only 2 of 3 members (Note W. Quinlan searched and found Dave Feek willing to serve on DRC).
- 7) **ACTION ITEM:** John Wilson will contact Grand Co. bld Dept and examine plans for Church to verify whether the Cross was part of the original country plans.

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Water Committee

W. Quinlan reported that the water augmentation plan report for the previous water year has been filed with the State of Colorado. Discussion occurred on the escalating cost of the Wolford Mtn reservoir contract which seems not to be required according to the Water Engineer (Karen Rademacher). The Aug Plan requires it, illogically so.

**ACTION ITEM:** Board passed a resolution for W. Quinlan to contact a water engineering organization for a free consultation on how to amend the Plan. No money was authorized.

Old Business

*Business Services Transition*

The billing has been turned over to Berger business Services. They also collect the tree spraying monies. This seems to be working effectively.

**ACTION ITEM:** We need to appoint a Treasurer to approve expenses.

*Cupit*

The Cupits offered to settle the dispute via a document delivered by R. Yaklich to W. Quinlan just prior to the meeting. The Board unanimously approved of using the CNA selected lawyer to review the agreement and approved of the suggested changes authored by W. Quinlan. (Note: 4/29/04 - counsel assigned and reviewed agreement. Assessment distributed to board with amended agreement per counsel's recommendations for Board signatures.)

*Lot sales*

Plummer -> Chasin

Chiarella -> Briggs

Both new owners are not developers and seem very cooperative with the Association.

*Hydrant Replacement*

Last year the Fire Chief recommended replacement of the PVC pond hydrant with a metal one above ground. W. Quinlan volunteered to contact him again to get the specs on what is needed. (Note: 4/20/04 - Result of conversation: probably new strainer at the inlet, 8 to 9' "bury" dry valve hydrant of Waterous or Mueller manufacture with below ground 90deg to mate with the old PVC. Height is 9'6". Examples are at CR5(4bar4) and Pole Creek and CR5 & StageCoach subdivision entrance. Fire Chief Todd Holzworth is willing to consult.)

New Business

*Tree Spraying*

Pete Peterson organized the contactor and letters for tree spraying. The funds are coming in now with trees marked by owners.

*Summer Party*

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The summer social gathering will be at the Shiff residence on Sat 6/26/04. Judith Schiff will organize. Mailing will go out.

*Appreciation Certificates for Volunteers*

The board approved \$20 per person per event certificates at local businesses in order to thank volunteers for Open Space Cleanup and Tree Survey activities. Only those actually participating would be awarded the certificates.

*Lighting*

Motion passed to instruct DRC to pay more attention to exterior lighting so as to minimize bright, excessive and wide area lighting.

*Wilson residence construction*

John Wilson noted that his residence exterior stone work will be completed on May 30<sup>th</sup> 2004.

The meeting was adjourned at 5:30 p.m.

Minutes written by W.Quinlan on 4/29/04 and distributed to Board