

PCMOA Board Meeting Minutes August 21, 2004

- Meeting held at the Church of the Eternal Hills, Tabernash
- Meeting called to order at 5:10 pm
- Attendees: W. Quinlan (Pres.), R.Bauer(V.Pres.), K.McCrary(Board Member), J.Wilson(Board Member)
- Reading of the previous meetings minutes were waived.

F&HC Report (W.Quinlan reported on the activities)

- Request of M.Fuksa for ~\$380 for removal of wood chip pile(s) due to last winters MPB tree removal was discussed. The Board noted that two estimates were requested of Mr Fuksa but only one was obtained. Quinlan noted that ~\$2000 was still being withheld from the winter MPB tree removal contractor, and that this money could be used to rectify what ever problems were identified. The entire Board agreed that the property needed to be inspected to verify the existence of the wood chips prior to any funds being disbursed to Mr. Fuksa or a contractor.
- Summer Party/F&HC education meeting was hosted by the Schiffs at their residence. The party came in at approximately ½ the budgeted cost of \$1000.

DRC Report

- No report was received at the time of the meeting from the DRC. W.Quinlan noted that 4-5 house applications were being or have been reviewed by the DRC. Also, there was information that the Church had submitted plans for a wood fence to replace the unapproved chain link fence. J.Wilson had not been to Hot Sulphur Springs to check if the cross was in the Churches original submitted plans. The Board expressed the opinion that the Church keeps the cross lighting in particular and the parking lot and interior lighting on too late at night. **The Board also made and passed motion to instruct the DRC to tell the Church that the Church could keep the cross if the lighting was removed. Rob Bauer took the action item to write this letter to the DRC.**
- A letter to the Board was received from James Coleman. It requested that he be allowed to miss the July 31,2004 deadline for 'drying in' his residence under construction, and that he will continue to meet the final exterior finish deadline of Dec 1, 2004. **Rob Bauer agreed to take an action item to draft a reply to Mr Coleman with the intent that more time be given in agreement with his request.** The lawyer would be copied and we would consult with him as nessessary. We want above all for the PCMOA to retain its rights in this matter according to the Court Stipulation.
- On 6/23/2004 the Board signed a resolution No.03-2004 extending the lot cleanup deadline to 6/30/2004.

Water Committee Report (W.Quinlan)

- Per direction of Board at last meeting W.Quinlan contacted water engineer Chris Manera (970-625-4563) who recommended by Karen Rademacher(former PCMOA Water Engineer) and found out the following:
- By spending \$2-3K for a water engineer and \$10-20K for water lawyers(due to water court) the Aug plan may be amended to eliminate or reduce the need for the Wolford Mtn. Water contract. This contact is required by the Augmentation Plan. It is for 10 acre feet at a cost of \$163.00 per 0.5 acre-ft. plus \$25/acre-ft operation and maintenance

fee(20*163 +250=\$3510). This water rental charge escalates at 5% per year, minimum. Water can be purchased in the reservoir for \$900/acre ft. The Board agreed that the Member ship should be educated about alternatives and the escalating cost. The PCMOA could purchase the water with \$9000, perhaps eliminating the escalating fee (how long is the 'purchase' good for? Looks like 40 years with a 35 year renewal period). What is the 'break even' point? Would this affect our property values positively? More research is needed.

-The information on the pond hydrant being PVC instead of Metal was brought up again by W. Quinlan. He noted that this could become a liability issue for the Association if the hydrant were to break during the efforts to put out a fire. **The Board agreed to gather bids to correct the situation. W. Quinlan agreed to take this action item.**

New Business

- **John Wilson agrees to action item to organize the Annual meeting in early November** per the Covenants. (WPQ note to Wilson: in November but not to close to Thanksgiving. Propose Saturday Nov 6th or 13th. Social Hour 3 or 4-6PM, Bar & food closed for Business Meeting from 6 to 9.
 - W. Quinlan noted that he had to put out 3 smoldering fires in the open space adjacent to Ed Kerans lot left by Rick Kramer. Quinlan notified Kerans of the situation by phone message on July approx. 15th. The Board discussed at length a motion by McCrady to amend the Rules and Regulations to state "Burning of any kind at any time is prohibited in the Open Space except by written permission of the Board." The resolution passed.
 - The Board discussed at length a motion by McCrady to amend the Rules and Regulations to state "The operation of motorized vehicles in the Open Space at any time is prohibited in the Open Space except by written permission of the Board." The resolution passed.
 - The Board passed a resolution to introduce these new rules to the general membership at the annual meeting for discussion.
 - The light at the sign on US 40 and Meadows Blvd was out again. The Board agreed to hire Tom McGowan to repair it at his market rate, if he agrees. If not, we will arrange for another contractor.
- The Board adjourned the meeting at 7:09 PM.