

## **PCMOA Board Meeting Minutes Jan 15, 2005**

-Meeting held at Church of the Eternal Hills, Tabernash

-Meeting called to order at 4:10 pm

-Board and Committee Attendees: W. Quinlan (Pres.) present, A.Chasin(Treasurer.) present, K.McCrary(President), Rob Bauer(Board Member): P.Peterson, R.Schiff,J.Schiff(Forestry)

-Reading of the previous meetings minutes were waived.

### **F&HC Report (Peterson & Schiff)**

-Recommendation to not remove trees on lots in violation in terms of lot clean up (see attached report). Discussion of how to bill and compensate owners whose trees are not removed.

- Three possible burn sites selected. US40 site was recommended as the most favorable. A culvert and rock has been arranged by Peterson for donation in order to access the site. The site would have to be re-vegetated at the end of the MPB mitigation period, possibly years from now. Slash needs to dry out until October when it is possible to burn. Since the next year will generate more trees, hence there would be a slash pile there most of the following years. The temporary earth disturbance due to the heavy machinery will promote the growth of small trees. Forestry Comm. Recommended that owners look a thinning trees and removing weak and split trunk trees in order to promote the health of the remaining trees.

### **DRC Report (Feek & White)**

-No report requested. No activity reported since Annual Meeting report.

### **Water Committee Report (W.Quinlan)**

-No new water committee activity occurred. Reports being received, but no work on the State report has been done yet.

### **Old Business**

- Draft resolution was discussed which proposes a Special Meeting for the sole purpose of a Covenant Amendment to Article 9.4 to allow Supplementary Common Assessments over and above the \$300 limit specified in Article 9.3 approved by a simple majority of the association membership in a meeting notice vote. Another option is to have owners pay for removal of the trees on their own lot, coordinated by the Association. The Board felt that the opt-in option (owner pays for own trees) was not effective in getting all the MPB trees removed. Discussion proceeded in the direction how to handle non-compliant lot in terms of safety due to lot cleanup, relating to issues of fairness to the high MPB owners. Owner Murtaugh expresses concern that the wood chips and heavy equipment was detrimental to the land.
- The resolution to schedule a Special meeting for Saturday, Feb 12, 2005 to vote on a Covenant Amendment to Article 9.4 of the Covenants was approved.

### **New Business**

Snowmobile usage complaint was received from G.Coleman regarding snowmobile tracks on Colemans' property and other properties abutting US40 recreational trail. Colemans claimed that they traced tracks to a neighbors' home. The owner was contacted by Bill Quinlan. The owner stated that his children we operating a snowmobile on his land only under supervision. The owner asked any complaintant to contact him directly in the future. Since there was much snowmobile traffic on Mtn Peak Blvd during that time period, it was likely that other parties committed the trespass. Owners are asked to report observances of snowmobile traffic on subdivision roads, road right of way and open space to the Grand County Sheriff dispatch. An officer will respond to these frequent calls.

The Annual Meeting minutes written up by John Wilson were approved for publication.

The retainer proposed by Orten Hindman (legal firm) was tabled as it did not appear to be cost effective at approx. \$180 per month for a \$20/hour reduction in legal fee cost, based on 2004's legal expenses.

Treasurer Andy Chasin presented the final accounting for the year in the form of a profit and loss statement from the accountant.

The Board agreed to have the Accountant rebill owners with an amended bill which correctly reflects the \$35 due into the Capital Reserve fund, at the expense for Berger Business Services, as the correct information was provided to them in the original mailing.

Meeting adjourned at 6:55 PM.