

PCMOA Board Meeting Minutes May 07, 2005

- Meeting held at Church of the Eternal Hills, Tabernash
- Meeting called to order at 4:09 pm
- Board and Committee Attendees: W. Quinlan (Secr.) present, A.Chasin(Treasurer.) present, K.McCrary(President), John Wilson(Board Member)
- Reading of the previous meetings minutes were waived.

F&HC Report (Schiff)

- MPB Tree removal compliance going quite well with exception of Murtaugh, Peterson, Bilevicius(100+ trees each).
- Forestry committee asked for support on MPB tree removal resolution. In order to show their support for the Forestry Committee's efforts, the board passed the resolution by voice vote, unanimously.

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. Report for State planned to be completed soon.

Old Business

- Draft resolution was discussed which proposes requiring all owners to remove MPB infested trees. Enforcement willingness of the Association was discussed, counterweighted by the need for the Forestry Committee to have a tool to use to convince indecisive owners to commit to MPB infested tree removal and disposal. The resolution passed on voice vote, 4-0.

New Business

- Mark Fuksa was considered for membership in the DRC. W. Quinlan expressed concern that Mr. Fuksa had expressed an agenda relating to a neighbor's completed home (Dave and Amy Peterson). W. Quinlan reserved the right to call for revocation of membership in the future if this new member went beyond approval of new construction in his role as DRC member. There was unanimous agreement to this. Mr. Fuksa was approved as a DRC member.
- **ACTION ITEM: Secretary: Notify DRC of Mr. Fuksa's appointment to the DRC.**
- Discussion over owner Allen K. Peterson's letter to the Board regarding road excavation remediation, utility under-road sleeves, straight vs. curved driveways, setbacks, contractor signs, habitable trailers, etc. Board Member and building contractor J. Wilson stated that there is a sleeve under road only for electrical and telephone, and not for natural gas. Wilson stated that the excavator must post a bond covering such road work and is responsible for repair. W. Quinlan proposed a resolution to add to the DRC Improvement Application information specifying the owner is responsible for the following:
 - o Driveways must not be a straight line and must be approved as part of the site plan in the Improvement Application.

- Setbacks must be observed per the covenants and may apply to driveways also at the discretion of the DRC review of the site plan.
- Contractor signage must be totally removed at the completion of the project (judged by owner occupation or notification of completion of final inspection, whichever is first).
- No habitable trailer is allowed on site per Board Resolution.
- Owners are required to immediately fill, compact and when practical repave road excavations. Filled roadway excavations must be level with the road surface per Grand Country specifications.
- Include a set of the entire Covenants with each DRC Improvement Application.

Said resolution passed by voice vote.

- **ACTION ITEM: Secretary: Amend the DRC Improvement Application to include the preceding information.**
- John Wilson volunteered to replace Forman White on the DRC when Mr. White chooses to retire from this position. The Board ratified Wilson as a replacement for White.
- **ACTION ITEM: Secretary: Notify Mr. White of the availability of a replacement on receipt of his resignation.**
- W. Quinlan mentioned that Pat Howlett of Colorado WebLink (10 Pound Gorilla) was taking a job out of county. This put our proposed website at risk. Andy Chasin volunteered to coordinate the website and provide a cost estimate for web hosting and a domain name www.polecreekmeadows.com or [.org](http://www.polecreekmeadows.org). This would replace the present expense for a dial up web connection for the association and email, presently costing approx. \$180/yr.
- **ACTION ITEM: Chasin: provide cost estimate for web hosting setup and annual fees for hosting and a domain name.**
- Trees near the pond in open space will be removed by W. Tilghman at no cost to the Association or by a contractor paid by the Association in the near future according to Ken McCrady as told to him by Pete Peterson of the Forestry Committee. W. Quinlan reminded the Board that by Resolution the Forestry Committee was given such power to contract and negotiate the removals.
- Discussion on the modification of the lot clearing specifications for dead ladders from 8 feet to 10 feet was tabled after Mr. Chasin expressed concern about the difficulty and safety of having owners work with chainsaws to that height. Discussion was tabled.
- W. Quinlan raised the issue of planning for the summer party.
- **ACTION ITEM: Ken McCrady volunteered to send out an E-mail requesting a volunteer for coordination of the party and for a volunteer to host the party at their home in PCM. The budget specified an amount for the party.**
- Meeting was adjourned at 5:50 PM.