

2009 Pole Creek Meadows Annual Meeting minutes - Nov 7th, 2009

Meeting called to order 4:00 PM

Introduction by President Terry Blum of officers, Forestry Committee, Design Review Committee and Water Committee.

Certified the quorum of 24 lots.

Reading of the last years minutes waived by motion and accepted by unanimous motion.

Water Committee report by Bill Quinlan covering legal work for Due Diligence filing and water expenses (Wolford reservoir payment of ~\$3800 for Sep 2009 increasing at 5% minimum per year, and filing of water usage data normally done by an engineer, but done by the Water Committee at no cost using the website).

Road Committee Status - Roads are only maintained at their present status by plowing and pot hole maintenance. Application of 2" asphalt could be applied over the chip & seal at \$110,000 to \$130,000 (per mile). The roads are very roughly estimated to be ~3.5 miles. This would mean a cost of ~\$5000 per lot to pave the roads, given 103 lots. The asphalt would last 25 to 35 years. (Note: further research shows that the chip sealed roads which would need to be paved by the PCMOA as 2.75 miles. This excludes CR 515(Meadows Blvd.) and CR5221 which Grand County plans to pave, according to James Newberry, 11/6/2009 Board Mtg).

Pres. Terry Blum covered the tone and policy of Covenants and Rules and Regulation compliance. The ability of the Assn. to recover expenses for enforcement even in a case where a lawsuit is not filed asking for court and expenses costs. In this case the owner would be billed.

The possibility of modifying the Covenants to permit higher dues, which requires a super majority of 67% of the 103 lots, as defined in the Covenants. This would require an education campaign pointing out the long-term benefits of removing the cap on dues of \$300 less insurance.

Forester John Treiber spoke on the Pine Beetle epidemic status. The epidemic is on the wane. People in Grand County are tending towards spraying one more year. Treiber also spoke on the clear cutting problem. The recommended thinning is to remove 1/3 of the existing trees and then wait 10-20 years for the remaining trees to increase their root system before thinning further. The epidemic started during a drought period, and recently in 2009 the spring and summer has been cold and wet, which has been good for the trees. Treiber encouraged owners to consider a variety of species in their selection of trees on their property. The occurrence of Ips beetles being attracted to slash piles was also discussed.

Questions were asked and discussed on how to form a clear cutting policy that would be manageable as a regulation. The proposal was made to require a professional forester to estimate the effect of clear cutting on a lot-by-lot basis, when advance application to clearcut. The wind throw contribution of a dead tree after the roots die in 3-5 years (ten maximum) is very greatly diminished. Therefore leaving dead trees would not contribute to the wind buffer, and only delay the regeneration of the forest with new growth.

5 minute break called at 5:20 PM.

Forestry Committee report was given by Pete Peterson. Pete asked members to see the recent slash-burning newsletter for some content. Right of Way cutting by the County contractor will be commencing in the next few weeks on Mtn. Peak Road. No grant money was awarded to PCMOA this year. Last year the Assn received approx \$10500 in grant money. Burn permits from the county are available now. The Forestry Committee is actively pursuing working with owners to get the dead trees removed. In most cases compliance is being achieved. In very few cases legal action must be resorted to to achieve compliance.

Treasurer Jim Scott went over and explained the Operating Budget and Capital Reserve Budget sent out to owners in the Annual

Meeting announcement.

The Capital Budget and the Operating Budget was approved by unanimous voice vote.

The Board's actions since the previous meeting were approved by unanimous voice vote.

The meeting was adjourned at 6:45 PM.