

The Preserve at Deerfield HOA

Member meeting 28 May 2015

Meeting minutes

The following members were present

Lot	
1	Proxy Terri Wanger
2	Bryan Willis
3	Proxy Terri Wanger
4	
5	Proxy Terri Wanger
6	Rita and Darra Smith
7	Proxy Terri Wanger
8	David Ziller
9	Doug and Debbie Roning
10	
11	
12	Jerry Bisgard
13	Jerry Bisgard
14	Robert and Cathy Thomas
15	Proxy David Ziller
16	
17	
18	Gary Hartman
19	Beth Patrick
20	Jerry Bisgard
21	Gary and Barb Ruby
22	
23	Terri and Richard Wanger
24	Jerry Bisgard
25	Jerry Bisgard
26	

The meeting started at 6pm and ended at approximately 8pm.

1. Opening Remarks

- Robert Thomas asked if anyone knows how to get in touch with the Wigtons since he has not been able to contact them this year. Terri Wanger said she knows how to get in touch with them and will have them contact Robert.
- Terri Wanger presented her proxies for lots 1, 3, 5 and 7.

2. Appointment of member to the ARC

- Rita Smith has stepped down from the ARC due to an increased work load from her realtor business. After some discussion, it was determined that it is unlikely there will be any new construction this year so the ARC position will be left vacant. If any new construction applications are presented this year, we will ask for a volunteer to fill the position.

3. HOA provided garbage pickup

- It was unanimously decided to proceed with garbage pickup from HaulAway. The cost is \$16.50 per month per house and will be billed in 6 month increments. The HOA will collect the money from participating members and pay HaulAway directly. Details of the trash service are available on the website.

4. Voting on the following issues

1. Removal of voting rights for mortgage holders

- Terri Wanger questioned whether a 2/3 majority was required to address this issue. Richard Wanger proposed changing the language to shorten the time the mortgage holders have to respond as well as changing how a non response is counted. Currently a non response is counted as a "no" vote. Richard's proposal would have a non response counted as whatever the homeowner decided. The board pointed out that this vote is only to add the changes to a new version of the HOA documents, the entire document would still need to be voted on as a whole following the modifications. After several minutes of discussion, this issue was tabled because it was taking up too much time.

2. Removal of all references to declarant control

- There was some discussion about what and who the declarant was. After a short discussion, it was unanimously decided to remove all reference to declarant control from the documents since the period of declarant control has expired.

3. Removal of requirement for fences to be white

- This issue led to a broader discussion of ARC standards in general and the generation of a pre-approved list of colors and materials for use in construction. It was eventually decided that a meeting should be held at some point to generate the pre-approved list. In the end, it was unanimously decided to remove the requirement for fences to be white.

4. Inclusion of email as a means of notifying members of upcoming meetings

- After very little discussion, it was unanimously decided to add email as a method of notifying members of upcoming meetings since it would also be posted on the website.

5. Establishment of a road maintenance fund

1. County evaluated roads to come up with a maintenance plan
 2. Only normal maintenance required for at least 3 to 5 years
 3. When roads need to be sealed, there are two options
 1. Chip Seal @\$118,000 and lasts @8 years
 2. Cape Seal @\$180,000 and lasts between 10 and 15 years
- This was a continuation of the discussion from the previous meeting. After the two maintenance strategies proposed by the county (listed above) were presented by Robert Thomas and Gary Hartman, Terri Wanger said she had a quote from a company to chip seal the roads for \$18,000. Since this is such an extreme difference in price, the item was tabled until the price difference can be investigated. Terri said she will provide the name of the company so the quote can be compared with what the county is proposing.

6. Open forum

- The broken emergency entry key box at the gate keypad was brought up. Currently the box is duct taped to the post. This is unsightly. Bryan Willis offered to attempt to fabricate a bracket to hold the box to the rest of the assembly.
- It was also pointed out that the area around the keypad gets quite dark at night. The board will investigate purchasing a solar light for placement on or around the keypad.
- There was extensive discussion of the stalled construction on lot 11. It was noted that realtors are citing it as a drag on potential sales. It was also noted that the house presents potential dangers to wildlife and children since it is not closed up. The board previously had created an action plan to begin addressing the items, but put them on temporary hold until any potential legal questions had been addressed. Those issues have been addressed. The HOA is now active with the Colorado Division of Real Estate.
- There was also a discussion about the unpaved driveway on lot 16. At this point, the board is not certain if the statute of limitations applies to this issue or not. More research will be required.
- Jerry Bisgard proposed leaving the gate open for 1 to 2 hours in the morning and the evening to reduce wear and tear on the gate. This was determined to be too involved of an issue to begin discussion at the end of a meeting. It will be brought up as an agenda item at a later meeting.

The meeting adjourned at approximately 8pm.