Minutes of 2022 Annual Meeting for Shadow Mountain Ranch Property Owners Association, Inc.

This meeting was held in person at Kennedy residence and virtually by Zoom on Saturday, July 16, 2022

1. Meeting called to order at 314 pm by President, Julie Knauf. Because of travel and gathering restrictions from COVID-19 pandemic, this was the third SMRPOA meeting held virtually, but the first meeting which also had several owners meeting in person.
2. Introductions were conducted by those present using audio or video with audio communication. The following lots were represented by personal attendance or proxy: 1, 2, 4-1, 7-1, 7-3, 8, 11, 12, 15, 16, 17, 18, 20, 21, 24, 28, 30, 31, 32. Those lots represent 819.81 acres which is 65% of the total acreage, thereby exceeding the Bylaw requirements for a minimum quorum of 25%.
3. Minutes of August 21, 2021, Annual Meeting were distributed to Owners in information packet sent prior to meeting. Those minutes were approved by acclamation.
4. Treasurer Report from information packet was presented by Julie Knauf, Treasurer. **Total Income was $35,363** based on reduced 2021/2022 assessments of $30/acre. All but two owners paid their full assessments. **Total Expenses were $19731**. **Operating surplus was $15,632.**
5. The Board did not propose a specific Budget for FY2022/2023 because of current uncertainty on costs for snow plowing, road repairs, road maintenance, and gate repairs. When those estimated costs are better understood, the Board will determine the new annual budget and assessments prior to December 31, 2022, as required by the Covenants.

6. Road Committee Report of July 11, 2022, was reviewed. Minimal road maintenance work was done in the past year due to cash limitations from post-fire assessment reduction.

7. Snow plowing costs for winter of 2021/2022 were $13,800 due to relatively mild winter snowfall and reduced road usage since East Troublesome fire. Future snow plowing costs will likely increase with more normal snow fall and increased fuel and labor costs. Jim Nehmer has agreed to take over snow plowing for winter 2022/2023.

8. Chad Zeman, Chairman of Architectural Control Committee (ACC), reported on that committee’s activity for the past fiscal year:

Approved plans for replacement houses on Lots 6-1 (Buchanan), 12 (Hileman), 13 (Lynnes), 15 (Hunnes), and 25(Gentry).

9. Tim Hileman described recent updates to the POA website including minutes of recent Board meetings. Costs for website are very reasonable and there is a lot of data available to POA members.

10. Bob Hartman reviewed his recent gate repair efforts on CR4081-east side. That gate is now operational again. Bob made extensive efforts to repair damage to both gates.

Bob has discovered that repair parts are difficult to get for the existing gates. He recommended that the Board establish reserve funds to pay for two replacement gates in the next 2-3 years. Estimated installed costs for such Lazy Gates are currently $10000 each.

11. The 2023 Annual meeting of SMRPOA was set for Saturday, July 15, 2023, at 400pm near Granby or by Zoom. Specific details remain to be determined.

12. Election of Board members was conducted.

Julie Knauf was last elected at 2021 Annual meeting for a three-year term. However, she requested to serve only until 2022 Annual meeting. She has now agreed to stay on as President until 2024 Annual meeting.

Tim Hileman was last elected at 2020 Annual meeting for a three-year term which ends at the 2023 Annual meeting.

Bob Hunnes was last elected to a three-year term at the 2020 Annual meeting, so his term is now ended. He was re-elected by acclamation to serve another three-year term by acclimation. He will continue to serve until the 2025 Annual meeting.

13. Meeting adjourned at 521 pm.

By: Bob Hunnes, Secretary

Shadow Mountain Ranch Property Owners Association, Inc.