

Minutes of 2020 Annual Meeting for Shadow Mountain Ranch Property Owners Association, Inc.
This meeting was held virtually on Saturday, July 18, 2020, with Go To Meeting software

1. Meeting called to order at 422 pm by President, Julie Knauf. Because of travel and gathering restrictions from COVID-19 pandemic, this was the first SMRPOA meeting held virtually.
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, 4-1, 5, 6-2, 7-2, 8, 11, 12, 15, 16, 17, 18, 19, 24, 25, 27, 28, 30, 31, 32. Those lots represent 750.83 acres which is 59% of the total acreage, thereby exceeding the Bylaw requirements for a minimum quorum of 25%.
3. Minutes of July 20, 2019, Annual Meeting were distributed to Owners in information packet sent prior to meeting. Those minutes were approved by acclamation.
4. Treasurer Report was presented by Julie Knauf, Treasurer. **Total Income was \$29218** based on 2019/2020 apportionments of \$21/acre. All owners paid their full apportionment. **Total Expenses were \$39,039. Operating deficit was \$9820.** This was due to higher costs for snow plowing, mag chloride application, and road repairs. This deficit was covered with funds from the reserve savings account.
5. The Board proposed a break-even Budget based on a \$2/acre increase to \$23/acre. The proposed budget included increased legal costs to update Declarations and Bylaws to comply with current state laws. It also included reduced costs for road maintenance. After extensive discussion, the members voted by acclamation to adopt a budget with the former allocation at \$21/acre resulting in a projected operating deficit of \$1785.
6. Road Committee Report of July 6, 2020, was reviewed. In summer of 2019, a precast retaining wall was installed at the rock cut/culvert on CR4081 for \$1650. Road base was added to selected places on CR4081. Road grading and magnesium chloride application work was done for full lengths of CR408W and CR4081. Total cost for that work was \$19,546. Future road work is recommended to be done at 2- or 3-year intervals depending on actual road conditions.
7. For summer of 2021, the Road Committee recommended that magnesium chloride application and road grading be done on both CR408W and on CR4081. Several loads of road base should also be added to CR408W at the same time. Estimated cost for that work in summer of 2021 is \$11,000.
8. Chad Zeman, Chairman of Architectural Control Committee (ACC), reported on that committee's activity for four projects:
 - Approved plans for new house on Lot 16 for Rob & Glo Kennedy.
 - Approved plans for new house on Lot 17 for Colleen Dacheille/Jim Nehmer.
 - Approved plans for detached garage on Lot 25 for Tim & Ezra Gentry.
 - Approved lot line adjustment from Mark & Tina Shearon to Matthew and Kristen Buchanan.
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. He also discussed SMRPOA's ongoing involvement with Firewise Community Project.
10. Julie reviewed new Gate Policy. She will change gate codes on East side on September 1 and March 1 and all members will be notified by email when those changes occur. East gate operation has been erratic by not always closing after vehicles pass through. Electronics there may need to be replaced. Bill Edelstein has replacement parts on order to repair that gate.

11. Tim Hileman summarized the recent survey that was sent to all Owners regarding Short-Term Rental (STR) options. For survey purposes, a Short-Term Rental is defined as any rental of a Residential Lot for 30 days or less. Nothing in this survey would control rentals on Non-Restricted Lots. Likewise, nothing in the survey would restrict rentals of 31 days or longer. Results of survey were:
 - Option 1 – No changes to Declarations – 317 acres (25%)
 - Option 2 - Adopt some kind of regulations – 47 acres (4%)
 - Option 3 – Ban short term rentals – 843 acres – (67%)
 - Not voting – 53 acres – (4%)Because of such a strong response, Board will move forward with hiring an attorney to draft legal language to amend the Declarations/Bylaws for future formal voting by all Owners in a mail ballot.
12. Bob Hunnes described the general process for adopting newly revised Declarations/Bylaws. This will be a three step-process. First step is to have a law firm review the present documents (from 1992) and provide a summary of required or suggested revisions. Second step is to obtain a list of suggested changes that SMRPOA owners would like to have included in the new Declarations/Bylaws. Third step is to present a draft of those changes to the Owners for a formal vote. This will probably be a long process over several months.
13. The 2020 Annual meeting or SMRPOA will be set for Saturday, July 18, 2020, at 400pm near Granby.
14. Election of a new Board member was conducted to fill expired three-year term that Tm Hileman just completed. He was unanimously elected to serve a new three-year term until Annual Meeting in 2023. Julie Knauf agreed to stay on for the remaining one year of her current term until Annual Meeting in 2021. Bob Hunnes agreed to stay on for the remaining two years of his current term until Annual Meeting in 2022.
15. Meeting adjourned at 550 pm.