

Minutes of 2023 Annual Meeting for Shadow Mountain Ranch Property Owners Association, Inc.  
This meeting was held in person at the Bartow residence and virtually by Zoom on Saturday, August 19, 2023

1. Meeting called to order at 304 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 second 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, virtual attendance, or proxy: 3, 4-1, 7-2, 11, 12, 15, 16, 17, 18, 21, 24, 25, 28, 30, 31, 32. Those lots represent 696.58 acres which is 55% of the total acreage, thereby exceeding the Bylaw requirements for a minimum quorum of 25%.
3. Minutes of July 16, 2022, Annual Meeting were distributed to Owners in an 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 \$44,164** based on assessments of \$35/acre. All owners paid their full assessments. **Total Expenses were \$50,592. Operating deficit was \$6,428.** Treasurer report approved by acclamation.
5. The Board did not propose a specific Budget for FY2023/2024 because of current uncertainty on costs for snow plowing and legal fees. When those estimated costs are better understood, the Board will determine the new budget and assessments prior to December 31, 2023, as required by the Covenants. It is anticipated that the budget will require increased assessments over the previous \$35/acre.
6. Road Committee Report of August 16, 2023, was reviewed. Only minimal road maintenance work has been done in the past four years due to cash limitations since the fire. The Road Committee recommended four items that should be repaired in early 2024. They also reminded owners to always use 4wd and always drive on the right side of the gravel roads.
7. Road Report also described repairs done to the streambed and to CR408W by Northern Water and Flatiron Constructors. This work (reportedly \$500,000) was primarily for improved water quality, but their work also improved CR408W in time to permit snow plowing in the winter. The work was done at no cost to SMRPOA.
8. Snow plowing costs for winter of 2022/2023 were the highest ever at \$43,000 due to substantial snowfall and excessive wind drifting resulting from loss of tree cover since the East Troublesome fire. The Board is evaluating a new plowing proposal for a five-year contract at a fixed price of \$25,000/year. A decision will be made in the next few months. Comments at the meeting were favorable toward such a contract, but the Board encouraged input from other owners.
9. There was extensive discussion about feasibility and effectiveness of installing snow fences to minimize drifting. Such fences would be extensive and expensive. That solution will be considered after we study results from the new plowing contract.
10. Chad Zeman, Chairman of Architectural Control Committee (ACC), reported on that committee's activity for the past fiscal year:

Approved plans for a new barn/shop on Lot 17 (Dachille/Nehmer), barn/shop on Lot 24 (Parker/Knauf), and new house on Lot 20 (McNeil).

11. 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.
12. 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. East gate is being left open (except during hunting season) to facilitate construction traffic and to minimize gate wear & tear.
13. Julie reiterated need to keep food scraps out of dumpsters to minimize attractions to bears. She also reiterated that SMRPOA will reimburse owners up to \$100 to pay for Milestone weed spray used in thistle control. Aerial spraying for mosquitos was done twice in summer of 2023, although Bartow's property was not sprayed. Julie will followup with spray contractor to clarify spraying boundaries for next year.
14. Bob Hunnes reviewed details of Colorado Sales Tax refund money that is available for owners who repair or rebuild "residential structures" damaged by East Troublesome Fire. Those refunds could exceed \$10,000 and are available for construction work done between 2020 and 2028. Contact him for more details.
15. The 2024 Annual meeting of SMRPOA was not set for a specific date pending further discussion.
16. Election of one new Board member was conducted to replace Tim Hileman whose term has ended. Rob Kennedy was nominated for that Board position and further nominations were solicited from the floor. There were no further nominations. Rob was elected by acclamation to a three-year term until annual meeting of 2026.
17. Meeting adjourned at 422 pm.

By: Bob Hunnes, Secretary  
Shadow Mountain Ranch Property Owners Association, Inc.