

**Shadow Mountain Ranch Property Owners Association, Inc.**  
**P. O. Box 637**  
**Granby, CO 80446**

May 28, 2019                                      Minutes of Board Meeting for SMRPOA at Tim Hileman home  
Board members present:                      Julie Knauf, Tim Hileman, Bob Hunnes

1. Meeting called to order by Julie at 400 pm.
2. Tim received request from Secretary of State for Periodic Report to be filed with that office. Julie will arrange payment for filing that report tomorrow
3. Minutes of previous Board meeting of April 30, 2019 were approved as written and signed by the officers.
4. Informal Treasurer report from Julie. All properties have paid their 2019 POA dues for \$23,900 total. Current bank checking balance is \$47,433. This balance is essentially same a FYE balance, since the Fiscal Year ends in three days. Our checking balance is about \$13,000 above where it was at the end of last Fiscal Year when that checking balance was \$34,400.
5. There was discussion about setting up a Reserve Saving Account for some of these additional funds. The Board unanimously directed Julie to put \$20,000 of those funds into an interest-bearing savings account in a FDIC insured bank in Granby.
6. Julie paid \$200 to Chad Zeman for plowing POA roads after big storm dumped more than 12 inches of snow on POA roads when Tom Mullinex was out of town and unreachable. This was a bargain for the POA since Tom's normal charges for that work is \$430. The Board unanimously approved that expenditure. Similar future work done by POA members will be considered for reimbursement on a case-by-case basis.
7. Last Winter's snow plowing costs were less than expected for such a snowy winter. Total cost for the 2018/2019 snow season was \$5790. Budget was \$8700 for this past winter, so actual costs were almost \$3000 less than that budget line item.
8. The board discussed a proposed contract from the State of Colorado for Fire Mitigation work on POA properties. That contract would obligate SMRPOA for about \$12500 to administer that mitigation work. In addition, the POA members would have to pay 50% of mitigation work performed. SMRPOA would have to do a lot of work to get this mitigation system established. It was unclear if any of the property owners would even want to participate in such a program. The Board voted unanimously not to sign such a contract for this year.
9. The Fire Mitigation process is a separate process that is not to be confused with the Firewise system. Tim said that he spoke to Lynnae Boyd recently and she agreed to coordinate requirements of the Firewise process for another year. We should request her to discuss this at the 2019 Annual meeting.
10. A Short-Term Rental Committee of Maggie Hileman and Eileen Hunnes worked with Tina Shearon to write a detailed description of options for how SMRPOA might address the question of Short-Term Rentals (STR). Consideration of this topic was requested by several members at the 2018 Annual Meeting. If the owners want to regulate or ban STR, that action would require support of 67% of the total acreage in the POA. However, such regulations or bans would only apply to Residential Lots 9 through 32. It is the Board's understanding that the permitted property uses on Nonrestricted Lots 1 through 8 cannot be modified without express permission of those Lot Owners. Bob was directed to

assemble the Committee's STR document along with a survey to send to the Board for approval. After Board approval, Julie will send the STR document and survey to all members so the Board can understand the general preference of the members on this topic. That survey would not be a binding vote, but would be a good straw poll. If the survey shows strong support to ban STR, then we can have an attorney draft a proposed amendment to the covenants. That proposed amendment would then need to be voted on by the entire membership.

11. Electronic gate on CR 4081 at east side has been operating erratically. It does not always close after a vehicle goes through. Julie has spoken to Bill Edelstein, Chad Zeman, and Paul Parker to enlist their aid as a Gate Committee in solving this and future gate problems in hopes that those problems can sometimes be solved without calling Bud Mazza (Estate Gate) who charges \$600 for a trip charge in addition to parts and labor. Bill knows the gate systems since he has a similar gate on his property. He will mentor Paul on how the gate functions. Bill, Paul, and Chad are slated to meet to solve these problems as soon as nice weather returns. The Board unanimously voted to compensate these three individuals at the rate of \$50/hour for their "productive" time spent in process of actually fixing the gates. For future problems with gates, people should call Julie who will get the right people involved.
12. Julie will handle gate codes and periodic changes to those codes. She has reviewed existing gate codes and eliminated many of the old codes that were potentially being given out to non-residents. There was confusion as to whether the propane companies have proper gate codes. Julie will follow up with Ferrell Gas and Independent Gas to be sure they have proper codes to get access for propane delivery anytime. There was discussion about need for changing gate codes on a quarterly basis, but the agreement was that changing twice per year would be adequate. The Board unanimously decided that the future schedule will be for gate codes to be changed at end of March and end of August each year. Email notification will be sent to all owners shortly before such changes.
13. Cam McNair and Steve Bartow have volunteered to be members of a Road Committee. Terry Stanford does not want to be part of that committee, but he knows a local stone mason (who did lots of work at Rendezvous) and might be a good choice to build an aesthetically pleasing retaining wall to protect water flow through the culvert on 4081 at the rock cut on Lot 10. There have been problems with that culvert getting clogged and allowing water to flow across the road. Many years ago, that condition led to serious erosion of the road and costly repairs. We want to avoid the potential for that kind of erosion occurring in the future. Bob was directed to follow-up with Cam and Steve to request their opinion on a five-year plan and associated budget for mag chloride, road base, regrading, and other road maintenance.
14. We discussed proper process for removal of water heater and tire trash that are still in front of garage at Lot 10. Bob was directed to request permission (by email) to go onto Lot 10 and remove those items to take them to the dump. Julie will be going to the dump with her trailer in the next two weeks. If we can get permission to remove the trash, then she will throw it on her trailer on the way to the dump.
15. Julie confirmed that two SMRPOA insurance policies (\$1287 total annual premiums) were properly renewed for Director and Officer Liability Insurance and for General Liability Insurance.
16. There was discussion about possible revisions to the trail easements that currently exist along the boundaries of Lots 24 and 25. Any such revision will be complex with a need for surveys, revised legal documents, and 67% affirmative vote of POA Owners. That potential revision might affect Lots 24 through 30 and other owners' ability to access BLM property. The Board decided not to be involved in this potential revision unless there is strong support from affected property owners and some benefit to the POA. Julie will follow up with the affected property owners.

17. Julie has created an updated and complete member directory with email addresses. That directory information is sufficient for Board communication to property owners. However, that directory cannot be published to our members without permission from each member.
18. The Board discussed potential locations for the July 20, 2019 SMRPOA Annual meeting. The general preference is to meet back at Jim White's Shadow Mountain Ranch, although there was some concern if the space is large enough if there is a large turnout. Julie suggested that maybe the meeting could be held in the separate event building adjacent to the pond and highway at the Ranch. Julie will contact Jim White to see if the Ranch will be available. Bylaws require specific advance notice of that meeting. The Board felt that a potluck format would be desirable for added camaraderie and to take most of the effort off Jim's back.
19. The Board discussed Lynnae Boyd's specific recommendation that the 2019 Board should retain VF Law in Denver to review the POA's bylaws and Declarations for compliance with current Colorado state statutes. Bob has contacted that firm and requested them to send a proposal for costs and scope of work to conduct such a review. Julie has a strong preference that we should hire a local law firm, specifically Whitmer Law in Hot Sulphur Springs. Bob agreed to also contact Whitmer for a similar estimate of costs and scope for such a review. Overall legal costs to update all our documents might be a significant cost which would need to be considered in future budgets and assessments.
20. Meeting was adjourned at 605 pm.

Written by: \_\_\_\_\_  
Bob Hunnes, Secretary

Approved by: \_\_\_\_\_  
Julie Knauf, President and Treasurer

Approved by: \_\_\_\_\_  
Tim Hileman, Vice President