

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

August 21, 2018

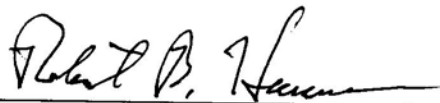
Minutes of Board Meeting for SMRPOA at Julie Knauf home

Board members present:

Julie Knauf, Tim Hileman, Bob Hunnes

1. Meeting called to order by Julie at 120 pm.
2. Julie will take over duties of Treasurer. She will also serve as President since hers is a three-year term. Tim will be Vice President for a two-year term. Bob will be Secretary for his one-year term with high likelihood of renewal for another three years after initial term. These positions were agreed upon by unanimous vote.
3. Cam McNair arrived to provide new Board members a perspective from past Board. Transition issues for new Board:
 - DORA - This is an easy form to fill out. Pay \$20 annual fee with debit card. Due around May 2019.
 - Secretary of State - Due August 31, 2018 to renew corporate registrationTim will take over those duties from Cam starting now.
4. Newsletter has been done in past twice per year by Cam, but last newsletter was three years ago.
5. Cam described concept of appointing a new Road Committee which would examine roads, recommend maintenance steps to be done in near future and long-term. Also, recommend budgets for roadwork into future. Members of that committee would be Cam McNair, Steve Bartow, and Jerry Boyd assuming that they agree to serve in that role. Board will consider and act at next meeting.
6. Regarding insurance issues, Middle Park Agency handles both of our policies including General Liability Policy and Directors and Officers Liability Policy. We need to change records with this agency to give them updated Board information. This may require a letter to the agency. Bob will handle insurance issues for the Board for the upcoming year.
7. Bob will attempt to get permission from members for an updated directory to be sent only to POA members. Lynnae has a file with many of those permissions, so Bob can use that work to move forward.
8. Board to discuss updated trail easements on West side to incorporate into revised Covenants in the future.
9. There was very positive input regarding the new High Country Trails operators and operations.
10. Chad Zeman has contacted Bud Mazza at Estate Gate for information on how to maintain or repair gates with hope that SMRPOA can avoid large costs for travel from Denver to Grand County. Paul Parker has agreed to help Chad regarding to gate maintenance. Board will consider and act at next meeting.
11. Julie will handle changing gate codes on west side and will notify members of updated codes. Apparently, there have been several intrusions by people that have gate codes from long ago.
13. Meeting adjourned at 350 pm.

Written by:



Bob Hunnes, Board Secretary