

SHADOW MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

September 4, 2017

Present: Cam McNair, Tina Shearon, Lynnae Boyd

- 1) Architectural Control Committee – Chad Zeman
 - a) Current Architectural Control Committee includes: Chad Zeman, Jim White, and Bob Hunnes
 - i) Chad will talk with Jim to verify he is still interested in being on this committee
 - b) Architectural Control Committee operates complaint based
 - c) The Board will research and document all SMR-POA lot designation of Residential and Nonrestricted Lots. (Lynnae will research and document using Grand County Deed records)
 - d) The Board encouraged the Architectural Control Committee to document formal variances to the SMR-POA architectural covenants that have occurred to date
 - e) The Board agreed that it was appropriate to review the SMR-POA Covenants and recommend updates as applicable (Chad will review and develop recommendations from the Architectural Control Committee and submit them to the Board)
 - i) Chad will verify if there are any Grand County restrictions that apply to the SMR-POA roads 4081 and 408W. Also check if there are Grand County road restrictions/guidelines for Subdivision that apply to SMR-POA
 - ii) Tina will share Legacy Park and Trail Creek covenants with Chad as examples of other Grand County HOA/POA covenants
 - iii) Covenant recommendations plan to be communicated to the SMR-POA members in the Newsletter and will be open for discussion
 - f) Given the increased real estate activity in Grand County and specifically increased interest in SMR-POA lots the Board will ask Potential Buyers to submit covenant questions to the Board, to be addressed by the Architectural Control Committee, and SMR-POA Board will provide a response
- 2) Treasurer – Sylvia Roberts
 - a) SMR-POA 2017-2018 Board Officers have completed Grand County Bank Account Agreement documentation
 - b) Treasurer and President hold SMR-POA Debit cards
 - c) The Board agreed to streamline the Treasurers assessment fee notification and collection fee process
 - i) 2018 Assessment Fees collection process will be modified:
 - (1) 2018 Assessment Fees will be due on March 31, 2018
 - (2) All SMR-POA owners will receive by email notification of 2018 Assessment Fees 15 Feb 2018. If an owner does not have an email address on file they will be mailed the 2018 Assessment Fee notification
 - (3) SMR-POA owners will be mailed via US Postal Service a copy of their 2018 Assessment Fee notification March 1, 2018
- 3) 2017/2018 DORA and Secretary of State POA Report were reviewed by Cam and Lynnae.

- 4) Proof of Insurance have not been received from High Country Trails, C Lazy U, or Mullinex – Middle Park Excavation. (Lynnae will contact each of these businesses to request copies for 2017)
- 5) SMR-POA Insurance – Middle Park Agency. SMR-POA holds two policies:
 - a) Board of Directors Liability (Community Association Policy) and Commercial General Liability Coverage
 - b) 2017-2018 SMR-POA Board members were added to the policy including Sylvia Roberts, Treasurer and June Matson, Assistant to Treasurer
- 6) 2017-2018 SMR-POA Budget was reviewed reference year to date expenses. Several items have exceeded the 2017-2018 budget; Mosquito Spraying (sprayed twice), Annual BBQ costs, and gate repairs. Road Improvements/Repairs is currently at \$0 cost.
- 7) Revised Gate Policy – It is recognized that the SMR-POA Gates have different objectives. West (GCR-408W Gates were installed to prevent cattle access to SMR-POA properties. East GCR-4081 Gates were installed for access security
 - a) The Revised Gate Policy V2 September 2017 will be released the end of September 2017.
 - b) Exploring the option of replacing the West Gates with cattleguards
 - c) Exploring other gate repair options (Other Grand County HOA/POAs that have gates)
- 8) SMR-POA Website
 - a) Update website with 2017 Annual Meeting Minutes and SMR-POA Board Meeting minutes
 - b) Explore if it is possible to create a password protected site for SMR-POA members and determine if there is an option to create an online payment capability for members to pay the annual assessment fee. (Cam)
- 9) Mosquito Spraying – Cam contacted Lanny Coulter
 - a) The Mosquito Spray does cover West Nile virus and Zika virus
 - b) Cam will provide Lanny a map of SMR-POA properties for 2018
- 10) Cam will meet with Tom Mullinex and write a contract to set expectation for both parties concerning snow removal for 2017-2018 snow season
- 11) Next SMR-POA Board meeting tentatively set for November 18, 2017 reference the Assessment Fee Committee items and December 2, 2017, 4pm – Architectural Control Committee items
- 12) Meeting was adjourned