

## SSHOA Annual Meeting- August 21, 2010

Thank you to the Goodheart's for opening up their property again for another wonderful day!

Thank you also to Homeowners who made food and Harvest Catering for lending us the tents!

### **Commence: 12:52pm**

#### **1. Welcome and Introduction of Board members.**

- a. Virginia Carpenter
- b. Molly Lee (not present)
- c. Morgan Thompson
- d. Ken Taylor
- e. Darrel Baker
- f. David Gray
- g. Craig Lukos
- h. Norman Prince
- i. Tom Gonsoulin
- j. Michael Joannides

#### **2. Review of 2009 Meeting Minutes:**

- a. Virginia ran through minutes- bullet points
  - i. Motion to approve-
  - ii. Second
  - iii. Approved

#### **3. Treasurers' Reports: Ken Taylor**

##### **a. Financials:**

- i. 2010 Homeowners dues are due! Please get those in- we are only at 20%
  1. Routine if dues are not paid: send out reminders and ask them to please pay- if the owners don't, when when they go to sell house, owner will have to back pay dues.
  2. **Dues are due Jan 1st** - there will be an email sent to homeowners.
    - a. There was a suggestion on going back to mailing paper copies of "due reminder" and mailing it out BY JAN 1<sup>st</sup> (because not all get email)
    - b. Another suggestion was made to email first on the 1<sup>st</sup> of the year and then paper mailing again in Spring
    - c. Virginia then suggested that we send out an email at beginning of year (Jan 1) about dues and directory info- There would be deadline to the dues posted on the email-

- i. Then bounce backs will be mailed through USPS
- ii. It was decided that the next board members will determine the way they want to do it.

\*\*Reiteration of website address: [www.silver-shekel.net](http://www.silver-shekel.net)- please visit the site frequently as this will be where we post updates about the neighborhood, upcoming news and events!

- ii. Ken explained profits/loss
  - 1. Income was roughly- \$740.00
- iii. He explained expenses - website fees (\$2650 approximately), mailings, clean-up day, and annual meeting were the major expenses.
  - 1. Net loss roughly \$2100

**b. Projected Budget:**

- i. We have roughly \$12,500- balance sheet
- ii. Expected balance is roughly \$13,500 by the end of the year- **that is with people paying up to 70% of homeowners dues**
  - 1. Motion to approve budget
  - 2. Seconded
  - 3. Approved

**4. New Business:**

**a. Board Members- 4 people will remain on board- Morgan Thompson, Craig Lukos, Tom Gonsoulin, & David Gray.**

- i. Virginia, Ken, Molly, Michael, Darrel- all done with terms
- ii. Volunteers for board?

**1. Ken Taylor**

- a. Motioned & approved back on board
- 2. Darrel nominated **Ken Mace** to be on board-
  - a. Motioned & Approved
- 3. Darrel nominated back **Michael Joannides**
  - a. Motioned & approved
- 4. Michael nominated **Darrel Baker** back on the board
  - a. Motioned & approved
- 5. Nomination for **Erik Chapin** on to be on board
  - a. Motioned & approved
- 6. **Molly Lee** was nominated to be back on board
  - a. **We need to ask her**
- 7. Nomination for **Bill Moody**
  - a. **We need to ask him**
- 8. Nomination for **Loren Goodhart** to be back on board
  - a. Motioned & approved

- **Motion for nominations to cease- Approved**
- **Motion to elect at a later time- Approved**

b. **Pellet Plant:**

Virginia opened it up by giving some background-

ABOUT PLANT:

- i. Erika Schimdt on Second Filing is a homeowner invested in putting a stop to this. Thank you for all your hard work.
- ii. Plant owner is proposing that plant would only be running 7-9 trucks daily and approximately working 9 hours a day. Decibel level would be 70- which we believe to be town ordinance.
- iii. Virginia said that man in Kremmling who runs same plant- decibel level is NOT 70- it's more like 100
- iv. TOB has NOT turned this idea down yet- and at 1<sup>st</sup> council meeting there was great homeowner turn-out- second meeting was postponed.
- v. Plant can lease land for 3 years for \$100,000
- vi. Planning commission isn't concerned in many things other than whether or not Plant meets code.
  1. There was a lengthy conversation on the potential/real possibility of this project getting approved

WHAT TO DO?

- vii. Virginia is suggesting that people voice their opinions to TOB- because we as homeowners don't have a lot of power. We are not included in on this vote. If you know people that do- please ask them to vote **no**.
- viii. David Gray suggested putting a full page ad in paper to raise peoples' awareness-
  1. Ad would need to be general and non-attacking
  2. BUT it would be expensive
- ix. Jeri Chapin suggested writing a letter to those homeowners that CAN vote like "Highlands Green", "Highlands" neighborhood- and also a letter to editor for free
  1. Everyone liked this idea
- x. There were questions about what the town will do if the Plant goes over the ordinance, and what the air quality will be like – OSHA will consider all sources of noise and measure it- maybe they will be able to shut it down once it's up and running- they have the power to
- xi. There was input that OSHA & CDOT measured for the road construction and it was 75- threshold was 76 so they were ok to move on; however there is clearly going to be more sound with an industrial plant.
- xii. Darrel suggested that information will be kept on website about meetings and maybe crowd will do some good in turning down a vote.
  1. Suggestion on petition on website and at least we can give that to TOB
    - a. Motioned & Approved idea

**c. Round About/ Stop Light**

- i. Virginia opened up by giving background of this- Thad from county came to last annual meeting to talk about round-about ( and encourage it)- there are many pros and cons
- ii. There seemed to be several cons voiced to round about including pedestrian traffic, logger trucks
- iii. Bob Chaplin- spoke about friend of his living in CO Springs- who is a civil engineer. He voiced safety is a concern- and accident rate does go up with round-about
- iv. Darrel noted that, the reason that round-about is a “good” idea for county is because it’s cheaper-
  - 1. Concern is that none of this will be happening until next year which will make the 4-lane highway dangerous through the winter
- v. There is a retaining wall going in at the bottom of the hill for sound so putting in a round-about is going to limit vision.
- vi. Virginia has been writing to CDOT since 2007 and this idea doesn’t seem well planned or “progressed” since then
  - 1. Note was taken that round-about probably will not go in for 2 or more years.
- vii. Erik Chapin will find out who the Public Relations man is for CDOT- and let us know so we can contact him to question round-about.
  - 1. He is not for or against but did point out pros of round about
- viii. Suggestion to make a petition on website for round-about
  - 1. This was talked about and decided to possibly hold off- we think we have some time to find out more details-

**d. Homeowner’s business?** Homeowner voiced issues/concerns/ideas

- i. Some companies will be coming through to cut down dead trees next to service lines
- ii. Guardrail placement on third filing- not our property- it’s highlands so we would need to talk to TOB.
- iii. Erik Chapin- running for County Assessor- has been appraiser since 2001 and has property evaluation experience- Introduced himself and told us what/why he is running! Let’s vote for him!!
- iv. Bring a bag with your dog when you walk- and don’t leave your bag on the side either

**Adjourn at 2:24- Approved**