Executive Board Meeting

May 27th, 2015

Location: The Residence of Peter May – 703 Kings Row Avenue

Board Members in Attendance: Peter May, Carolyn Dahlgren and Krystle Ortell (recording secretary)

Homeowners in Attendance: Tim and Mimi Trombatore

1. Call to order at 7:15pm: This evening’s meeting is for discussion, only, due to the lack of a quorum.

Assignment: Peter to contact Antonia and/or GR and Carolyn to see when they can get together via telephone to discuss and vote on items, below, noted for action.

2. Approval of March 18th, 2015 Meeting Minutes: No corrections were noted by those in attendance. **ACTION NEEDED**

3. Telephone Pole Removal: . The property owner developing Lot 30, Graham, plans to underground 3 utility poles. The Owner would like the HOA to contribute financially. Those present are of the opinion the HOA could and should be involved only if the lot owner can show value to the entire subdivision. If the Owner can show an increase in property values to neighbors, the owner should contact those owners to see if they wish to contribute. **ACTION NEEDED**

4. Water Tank Update: Internal work is complete; Mike will refinish outside as weather allows.

a. Cure Testing: Testing is needed to make sure inside is ready for re-fill.

Assignment: Krystle Ortell to contact EPC to verify that EPC will perform a ‘cure’ test on June 5th, 2015

b. Pump Re-set: Per Raun Samuelson’s email dated May 24th, 2015, Raun will coordinate Thirsty, Kevin & Samuelson Pump to reconnect the system and remove the temporary tank on June 8th.

Assignment: Krystle Ortell to send an email to all homeowners with an update. The email will include a notice that water may not be available for a short period on June 8th while the reconnect happens. The email will also include a notice that the irrigation water is on.

5. Report on current delinquencies and form letter:

a. Misunas/Boyd – are current on their dues. Krystle delivered a ‘General Release of Lien’ to Peter May.

Assignment: Peter May will get the release signed and notarized and will mail to Krystle Ortell for filing in Garfield County.

b. Briscoe – is behind 2 quarters.

Assignment: Krystle Ortell to send Notice of Failure to Pay and Notice of Intent to File Assessment Lien Form Letter.

c. Gunter - is behind 2 quarters.

Assignment: Krystle Ortell to send Notice of Failure to Pay and Notice of Intent to File Assessment Lien Form Letter

d. Kuen – Lien was filed and will remain until they are paid in full.

e. Form Letter legal approval- Carolyn was supposed to and did not send the letter to our lawyer. Krystle and Carolyn will work together to have Jeff review and approve the letter and get the Board Resolution in a form that Peter can sign.

6. Misunas/Boyd Dog & Bridge:

a. Missouri Heights Mountain Meadows Irrigation Company: Carolyn Dahlgren and Tom Hazard both spoke with Gay Lewis about the issues of the Misunas/Boyd’s dogs ‘attacking’ Gay Lewis, and, an old bridge on the property that is expected to fall into the ditch and cause a backup. Tom Hazard suggested to Gay Lewis that she contact Bev Misunas or Greg or Jodi Boyd before the ditch walker enters their property so that they can corral their dogs.

b. Neighbor Report: Kathy Sydoryk’s dog was attacked by the dogs in the road (not on private property). Kathy contacted the GARCO SO.

Those present decided that If the problem with the dogs continues, the Board will send a letter to the Misunas/Boyds. The matter will be placed on a future agenda, if needed.

Assignment: Peter May will contact Misunas/Boyd’s to discuss the issues of their dogs and the bridge and remind them of the penalties that are enforceable per the covenants. Peter will email Krystle Ortell when the visit has occurred so that there will be a record of Board contact with the property owner(s).

Assignment: Krystle Ortell will contact Gay Lewis for a copy of the letter that MHMMIC sent to the Misunas/Boyd’s regarding the dogs and the bridge, so HOA records will be complete.

7. Basalt Water Conservancy District Water Rights Diversion Form – who is responsible for filing this out and sending? Gina White and Tom Hazard have been responsible in the past. If Tom Hazard is unwilling to continue filling out the form, whoever takes the task over will need a lesson from Kevin Madison on how to read the wells properly. This topic will be placed on a future agenda if necessary.

Assignment: Peter May will contact Tom Hazard to verify that Tom Hazard will fill out the form and send it to the Basalt Water Conservancy District by November 15th, 2015, with copies to Krystle Ortell; Karp, Neu, Hanlon; and Zancanella & Associates.

Assignment: Carolyn Dahlgren will contact Gina White to see if she has the old Basalt Water Conservancy District files and a copy of computer records.

8. Survey Monkey and Covenants;

a. COVENANTS: Carolyn Dahlgren has gone through the covenants from Cerise Ranch, Panorama and Rose Ranch to get ideas of how to update the Kings Row covenants.

Assignment: Carolyn Dahlgren will create an outline and ”red-lined” document of the current covenants so that they are easier to navigate. She will also make suggestions on covenants that need to be added, revised and deleted, based on earlier Board discussions

Assignment: Krystle Ortell will type the current covenants into a Word document so that covenants can be “cut and pasted” into a usable document.

b. Survey Monkey: No progress has been made on an Owner Survey.

Assignment: Peter will contact Tom Hazard to see if he is still willing to put together the survey. If he is unwilling, Peter will contact GR to see if GR is willing to take over the Survey Monkey task.

9. Old Business:

a. Missing 2006 Resolution on Designation of Reserves: Carolyn was supposed to look for information on the resolution referred to in Board documents, and did not.

Assignment: Carolyn Dahlgren will look through the box of files to see if this resolution is in the HOA records.

b. Non-owners as Board Members: Antonia Cooper is currently the only Board member who is a non-owner.

Assignment: Krystle and Carolyn will work together to get information and a usable form to Antonia Cooper to see if Antonia Cooper and Ryan Turner are willing to sign the form Power Of Attorney.

10. New Business

a. Insurance for Water Tank Project: Mike provided proof of insurance for his company, but not for his sub-contractor.

Assignment: Krystle Ortell to contact Mike McGowan to get a Certificate of Insurance from Hannah Sandblasting.

b. Board Member resignation: Tom Hazard has resigned from the Board effective immediately, due to work responsibilities. Tom is still willing to help with tasks and with the rewrite of the covenants.

c. Irrigation Ditch Maintenance: Tom Hazard’s company, Green Acres, has replaced two valves on the irrigation ditch. Per the By-Laws, the Board needs to vote on hiring Green Acres to do maintenance of the irrigation ditch, as Tom was a Board Member when he started doing work for the HOA. **ACTION NEEDED**

Assignment: Tim Trombatore will share days with Tom Hazard and Peter May to check and clean the screen. Tim and Tom will share weekdays and Peter will work on the screen weekends. Carolyn Dahlgren will accompany one of the guys to learn the process so she can be available as a back-up screen cleaner.

d. Carbondale and Rural Fire Protection District: Six of forty-nine lot owners responded to the e-mail regarding the Fire District meeting and the Board’s request for permission to send email addresses to the District.

Assignment: Krystle Ortell will send out another email to see which homeowners are willing to give out their email. After this reminder Krystle Ortell will send C&RFPD *only* those emails of homeowners who have responded.

e. Noxious Weeds: Molly Barthalow asked Carolyn Dahlgren if the Board is coordinating the spraying of weeds on homeowners’ properties with the spraying of HOA common areas. Homeowners need to contact Mountain Lawn or other weed managers on their own; it would be too difficult for the Board to co-ordinate all owners, especially since each owner has to pay separately.

Assignment: Carolyn will contact Molly.

f. Motorized Vehicles on Private Property: Mimi and Tim Trombatore asked if there is a covenant regarding motorized vehicles on common space property.

Assignment: Carolyn Dahlgren will look into this and add language to the covenant red-lined document, if needed

g. MHMMIC: MHMMIC will clean the ditch and plans to charge Kings Row HOA for ditches on HOA property.

Assignment: Krystle Ortell will contact Gay Lewis to see what the plans are for the ditch cleaning and to see what Kings Row HOA will be responsible for.

Assignment: Peter will contact Dick Wells about past ditch cleaning by the Irrigation Company.

Assignment: Krystle Ortell will also contact Gay Lewis to see if she will attend the August meeting to educate the Board on the irrigation ditch, i.e., general information, processes and procedures.

The next meeting will be held August 12th, 2015 at Carolyn Dahlgren’s Residence – 0034 Kings Row.

There being no further matters to come before the HOA, the meeting adjourned at 8:40pm.