KR HOA Annual Meeting

November 16, 2019 - DRAFT

Meeting called to order on November 16, 2019 at 1815

Meeting Minutes taken by Tom Hazard

In Attendance:

BOD: Julie Hazard, Jo Ashton, Sauron Chapman

Residents in Attendance:

Lot #1 - Sarah Kaiman with daughter Elise

Lot #2 - Carolyn Dahlgren

Lot #10 – Kathy Sydoryk

Lot #12 - Carol Niewenhuizen

Lot #14 - Joel and Page Cook

Lot #29 - Connie Wood

Lot #32 - Chip McCrory and Rachel Dayton

Lot #37 - Jessica Bartlett

Lot #41 - Carol Gault

Lot #43 -Tim and Mimi Trombatore

Lot #47 - Jenny Peterson

Lot #48 – Sandy Francis and Alan McNeily

Proxies:

Lot #3 - Patrick Chase – Julie Hazard

Lot #5 - Roberta McGowen – Julie Hazard

Lot #19 - Sylvia Wendrow – Julie Hazard

Lot #20 - Ed & Paula Phillips – Julie Hazard

Lot #23 - Susan Cuseo – Julie Hazard

Lot #30 - Jennifer Lane – Julie Hazard

Lot #33 - Leo & Barbara Carmichael – Julie Hazard

Lot #34 & #35 - Rich & Jean Leety(2) – Julie Hazard

Lot #39 - Lee Leavenworth - Connie Wood

Lot #44 – Bill & Liz Phillips – Julie Hazard

Lot #46 - Valerie Oken – Connie Wood

We were 2 votes short for Quorum initially but the BOD, with Carolyn Dahlgren’s help, were able to get additional votes from Carol Nieuwenhuizen and Jennifer Lane to make the Quorum.

For future reference, CCIOA oversees Kings Rows By-Laws for membership vote on budget when Quorum is not met. For the Revenue Ruling the BOD would need to do an email vote to get the Ruling passed if a Quorum was not met.

1. BOD members

Julie shared the need to recruit new BOD members; complete silence in the room, no volunteers. BOD expressed concern that we need new members in order to pass current projects onto new board without interruption upon the retirement of current members.

1. Dave Pietsch from Path Finder Internet took a few minutes to present their Internet offerings to those present at the meeting. Pathfinder is 2 year old local company and several of the employees worked for Sopris Surfers prior. Having lived in the area and worked with local residents to obtain service, they recognize the challenge in delivering speed and reliability up here. They are working to increase infrastructure and delivery to the Missouri Heights area.

Dave emphasized several differences Pathfinder offers:

* The customer will get the speed they signed up for
* Data caps are not in place.
* The primary objective is customer service.
* Three tiers serviced from good of line of sight to the Crown.
  + $69 for 25 mg download speed
  + $99 for 40 mg download speed
  + $139 for 50 mg download speed
  + Pathfinder can be reached at 970 808 0000

The install is normally $99 -- free for Kings Row HOA members as an introductory offer.

Most of Missouri heights serviced by tower on Crown Mountain. Can install a micro repeater to bring service to remote areas.

1. Opt in Directory/Dues email list

During 2019 the BOD set up a portal through the KRHOA website that allows members to pay their quarterly dues electrically. This has several benefits: bookkeeping is more efficient & members have a choice over mailing a check to the HOA. The BOD would like to see more members use the payment portal.

1. Approve 2018 Annual Meeting Minutes

BOD did review the minutes in January, 2019 (posted on the KRHOA website)

Carolyn motioned, Sauron second, passed

1. Presidents Report - this year’s focus was water and the infrastructure for delivery
   1. **Irrigation** Infrastructure Maintenance and repair

Tom Hazard replaced and repaired valve boxes, exercised valves, and replaced two distribution valves on roughly 80% of the system 10 valve boxes and 2 valves left to replace

The Mountain Meadows Ditch Company is planning to pipe the ditch that flows through some lots in KR sometime in the next 5 years if they get grants and funding. This may increase water pressure to the HOA irrigation system. We are working at preparing the system now, to handle the possible increase in pressure.

* 1. **Irrigation/potable** water for landscape irrigation

Ditch Irrigation water must be used when ditch water is available, potable water cannot be used for any outside watering. We had a wet spring then approximately 4 weeks (the month of July) without ditch water. Property at bottom of hill allowed Hunt Ranch to pull their water because they had a broken pump and weren’t using the water. The BOD will discuss with Ditch company to understand if we can pull more water in certain situations. Who is ditch walker for Garfield county? The BOD will discover and report.

* 1. **Potable Water Infrastructure**
     1. **Dig at T**

In May the dig was successful and the “T” was found. One isolation valve existing and operational located on the west side of the “T” and one isolation valve was installed on the east side of the “T” allowing the HOA to control the system much better.

* + 1. **Isolation valves**

Last two installed on Kings Row South and North on the west ends of the subdivision. We now have isolation valves throughout the system to prevent having a system wide shutdown to do repairs. Going forward our water mains are aging and this allows us better control and isolation of sections of the subdivision. All of the isolation valves and fire hydrant vales that were exercised worked.

* + 1. **Well #3 and #4**

Over Labor Day wells 3 and 4 failed. Well three is biggest producer, and well four is newest well. Well #2 was doing all the work. The neighborhood response was outstanding and curtailed use while waiting for new pumps to be installed. The entire system was checked and working fine. Another replacement pump was purchased as back up.

* + 1. **CSV 5-year plan**

The BOD will move forward with a 5 to 10 year plan to maintain, replace, install Curb Stops Valves (CSV) as required by CDHPE. This work will begin in the summer of 2020. This would include a maintenance program for all isolation valves, curb stop valves and fire hydrants on a regular basis. We are currently in compliance with Backflow requirements. Carolyn Dahlgren shared that she did not have a curb stop and installed one last summer. She reinforced the need for curb stops and shared that best practice is for every home to have one.

* 1. **Budget**

Reviewed budget as presented. Similar to the 2019 adopted budget.

New shed working well for storing files and HOA items, was painted by Josh, Holly and Matt Nelson along with the Pump house. The driveway to the Shed and Pump house was repaired by Tom Hazard. Carolyn Dahlgren impressed that all irrigation maintenance and repairs, potable water maintenance and repairs and the wells maintenance and repairs were able to be done with our current reserves without asking for an assessment or dues increase.

BOD would like to maintain current dues so that there is no need for an assessment or dues increase moving forward. Motion to accept **Chip** McCory second Sauron Chapman

* 1. Vote on Revenue Ruling was motioned **Carolyn** Dahlgren second by **Chip McCrory**

If any monies are left over they will not be returned to the membership but will be rolled over to next year per the IRS Revenue Ruling Document.

1. **Other Business**

Jenny Peterson asked why the signs went up on trails on open space. It was explained that people have been trespassing and leaving the open space onto private property. In addition, it was recommended by the lawyer that for liability reasons we should sign the trails. Julie verbally reviewed the trails. It was suggested that a trail map be added to the website.

1. **Meeting adjourned at 7:59**