

Placer Valley Home Owners Association  
Annual Meeting at large  
8-2-14

Call to order 5:49 PM

Secretary's roll. Ed introduced the board members and asked everyone to read through the agenda.

Mark asked for a motion to accept the agenda. Cheryl Peniston moved to accept agenda Pam Hunt 2<sup>nd</sup>.  
Motion passed.

New faces Stephen and Shannon introduced.

Note on the by-laws. Memberships are tied to the property. One vote per membership. You may vote separately or take a second membership for two full votes.

Membership Report:

Mark reported: Membership is a bit hard to lock down. Memberships are due 7-1. Dues come in throughout the summer. This confounds the count. Paid through 7-30-14 are 113. Dues was 3897.00 it overlaps it comes to 118.1 members. 25 did not renew from 2013 to 2014. We will reach out to them to ask for renewal.

Motion to accept report. Tim moved Anne Hoy 2<sup>nd</sup> Approved

Sales Report

Jane Van Baren. \$147.00 of sales for the year Blue reflectors for sale for sign/address post.

Suggestion from WJ. Green placard for house address from fire station in Fairplay are available. Brad let us know that if you pull a permit it is required. Wendy moved to accept the sales report. Tim 2<sup>nd</sup>.  
Approved.

Treasurers report. Ginni. Reported to the membership on line items of interest. The association had a net profit of \$300.00 Biggest expenses are insurance and the social events.

Taxes income tax is on sales only.

Question Margarita Sloan. Line item on postage \$320.00 what was that for. Ginni explained it was for postage. Suggestion that we do it electronically. We have tried that but we do not have e mail address on every owner. Mark explained that the cost associated with the annual mailing is important to keep in touch with the membership.

Wendy suggested this cost is the part of doing business. It is important. The association is doing fine financially. So the cost is acceptable. Mike remarked that the possibility of losing contact with members is too important to let it slip.

Motion by Rick Hoy to accept. Stephanie 2<sup>nd</sup>. Approved

Budget report: Budget based on last year budget. Income \$160.00 again Two of 8 advertisers are complimentary or exchange of services. 6 advertisers pay \$40 per advertisement. \$240.00 per year expected income. Membership income is budgeted for 120. \$3960.00 projected income.

Annual picnic is typically budgeted close to accurate? Dumpster for cleanup day. Projected expense \$560.00 Tip the driver is not included. We need to be careful of the items we take, so tipping the driver helps. Doug made the point that the dumpster is for members and the membership dues are a small amount to pay for access to the dumpster.

Electricity has increased.

The future budget is increased by 3.5% per year.

The budget has a deficit of \$16.00

Ginni suggested the budget should be balanced. We will project annual postage from \$400 to \$350.

Anne Hoy moved to accept Jeff K 2<sup>nd</sup>. Approved as amended. \$34.00 project net revenue.

Bike trail. Stephen looked up the bike trail. The company does not exist any longer. The trail is postponed because the state funds have been diverted to the flood damage on the Front Range. CDOT has done a good job of fixing the roads. The funds are delayed. Governor would like to see the bike trail. The trail will eventually be completed. Date will be determined by the state and counties in the future. Stephen asked how it will go over the pass. A new trail over the pass will be developed. The money the association has saved will be earmarked for the bike trail development. Once the trail is set, we will discuss as a membership at large on how the funds are spent.

WJ suggests that at next year meeting we have a representative from the bike trail developers to inform the members with an update.

Goldpan Park. 13 acre parcel of land in the valley. Mostly wet lands. The owner asked the association take over the land and have it undeveloped in perpetuity. .5 acres are buildable. The committee set up last year exhausted all avenues to try to give it away. No one would take the land. The owner wants to sell it. No one wanted to buy it. Ginni is still looking at a possibility of finding a non-profit willing to accept the land. Brad talked to the forest service they might take it. Linda Baylough might look into a possibility. Margarita asked where the land is located. On Quartsville Road. Taxes and insurance would be very high. As question was asked about the Nature Conservancy. No one could remember if that organization was contacted.

Calendar:

PVPOA Proposed Calendar

<b>Occurrence</b>	<b>Date</b>	<b>Event</b>	<b>Notes</b>
As per Date	08/31/2014	Newsletter	Shall contain Minutes of Board and Meeting at Large
As per Date	09/15/2014	Federal Taxes Due	
As per Date	10/15/2014	Sec of State Report Due	
1 <sup>st</sup> Saturday in November	11/01/2014	2 <sup>nd</sup> Qtr Meeting	
As per Date	11/30/2014	Newsletter	

2 <sup>nd</sup> Saturday in January	01/10/2015	3 <sup>rd</sup> Qtr Meeting	Address Winter Social
As per Date	01/30/2015	Newsletter	Announce Winter Social
3 <sup>rd</sup> Saturday in March	03/21/2015	Winter Social	
2 <sup>nd</sup> Saturday in May	05/9/2015	4 <sup>th</sup> Qtr Meeting	Address Clean Up Day
As per Date	05/30/2015	Newsletter	Announce Clean Up Day
3rd Saturday in Jun	06/20/2015	Clean Up Day	
As per Date	06/30/2013	Newsletter	Mass USPS
1 <sup>st</sup> Saturday in August	08/01/2015	Annual Picnic & Meeting	

The meetings will continue on Saturdays.  
Clean up day will be on June 20, 2015

Next year Annual meeting will be 8-1-2015.

Goal is to get a newsletter out at the end of the month of a board meeting.

Tim Baylough motion to accept the new calendar. Anne Hoy 2<sup>nd</sup> Approved.

#### Roads

The roads were very poorly maintained this year. The culverts froze and caused the roads to deteriorate rapidly this year. The county is responsible to road maintenance. The county had equipment problem. The plow engines were in need of repair. The road grader was used. The suggestion is to have the individual homeowners call the county to complain. The association will ask for cooperation. Individual requests are better. Linda Baylough mentioned there is a new Road and Bridge commissioner. WJ suggests putting that person's name and number in the newsletter. Mark will do that.

Paving the roads. 1/3 of owners wanted for paving 2/3 are against paving on the last vote two years ago.

The vote this year was 50% for 50% against. Tim asked if the request be made if we requested paving only about 150 yards on county road 4 and county road 6.

The county is experimenting with chip seal. Cheryl Peniston asked the property tax implications. Mark responded. The county will not charge for the paving if it is part of the master county plan. The county will work with developments regarding road base, paving, ect. Mark would like to work with the county on the plan. Margarita asked if the year round residents prefer paved. Not necessarily. The ice could be a problem. A discussion ensued regarding which is better paved or unpaved. No consensus was reached. Doug asked about opening the Dam Road. Stephen suggested that paving the road will increase the rate of development. Cheryl suggested the property values will increase, but so will taxes. Margarita asked about signage. Ridge and Quartsville has a bad blind spot. Whose responsibility is it to

correct this. Mark said it is the county responsibility. Ask the county to fix the problem. Ask for the neighbors to work together.

Mark asked Tim to comment regarding internet service. County wide broad band. Linda Baylough commented that the businesses involved have no plans. A tower location is being scouted. The businesses are aware that there is a desire. Century Link has to expand band width. Without that expansion the internet service will be poor.

New Business:

Ginni reminded everyone noxious weeds season. State allows for anyone to pull weeds in the area. Tim asked to put the word out on Yahoo group to set up a weed pulling group. Where to dump them s a problem.

Auxiliary membership. Rick motioned. Brad 2<sup>nd</sup>. Approved. Will change by-laws as per members at large.

Tim Baylough reported the fire pit is closed. Fire chief is looking for a new spot to put in a wood chipper. Slash can be burned by individual with a permit. Limit is on cubic yard per day to burn.

Elections.

Members at large elect the board. The board members vote for the officers. We have asked the members at large to fill the officers' slot. Ed and Ginni have resigned as officers. Both will remain on the board. Mark would like to have the officers elected by the members at large. We cannot expect that this year due to the resignations by Ed and Ginni.

Ginni nominated to admit Anne Hoy for the board. Jane 2<sup>nd</sup>.

Vote for board members. Anne, Ed Ginni, Doug, Brad, Andrew. Approved.

Mark informed the members that Stanley Paul Stanworth a valley resident would like to serve. He was approved.

Sandy Scherff is re-elected as alternate.

Andrew Ward re-elected as Vice President.

Mark Bond is re-elected as President.

Mark explained about the duties he performs as president.

Anne Hoy is elected as treasurer.

The minutes will reflect that Ginni Greer is no longer the treasurer. Anne Hoy is the treasurer. Anne Hoy will signatory on the bank accounts and the safety deposit box. Mark bond will continue to be a signatory on the bank accounts and safety deposit box. Ginni Greer shall be removed from the bank accounts and safety deposit box and no longer have signatory privileges.

Meeting adjourned 7:29 PM.