

WARRIORS MARK HOA MEETING

(DRAFT) MINUTES APRIL 23, 2010

The meeting was held at the home of Bryan and Susan Whitcolm, 111 New England Drive at 6 pm, April 23, 2010.

IN ATTENDANCE:

President Steve Edberg
Vice President Bryan Whitcomb
Secretary Dee Phelps
Board Member Kem Swartz
Board Member Peg Gibson
Board Member Lenny Weisberg
Board Member Jarrod Maski

Homeowners: Jim and Deb Keating

ABSENT

Vic Martiny
Larry Niedergerke
Steve Wesley, Treasurer

The meeting was called to order at 6:15 pm by President Steve Edberg, who found a quorum to be present.

Minutes of the Feb 4, 2010 meeting will be approved at a future meeting, but per Steve Edberg, the gist of the Feb 4 meeting was to determine how the billing for the dues was to be completed (large post card setting forth some of HOA's completed projects in 2009) and that there will be a newsletter on the website to be completed, ideally, by April 31, 2010.

CONTINUING BUSINESS

CAPITAL IMPROVEMENTS / PROPERTY MAINTENANCE

FLUME: Was repaired per report Feb 4 meeting. (Board members who provided the volunteer work were: Steve Edberg, Bryan Whitcomb and _____.)

FENCE AT BROKEN LANCE GREEN SPACE: Will be repaired at the June 19, 2010 picnic/cleanup and HOA meeting. Steve Edberg volunteered to bring tools for the fence repair.

BEAVERS: Steve Edberg explained that the Department of Wildlife will not relocate the beaver family at the Open Space ponds. The owners of the town homes by the ponds have to remove the beaver dams every day to keep the beavers from causing flooding of their driveway, which is located on HOA open space property.

Dee Phelps made a motion that the HOA arrange for the beavers to be humanely removed by live trapping for a cost of up to \$300. Lenny seconded the motion, which passed unanimously.

[QUESTION: DO THE OWNERS OF THE TOWNHOMES PAY THEIR DUES? IF NOT, PERHAPS THEY SHOULD CONTRIBUTE TO THE BEAVER REMOVAL?]

PINE BEETLE/TREE REMOVAL. GRANT PROCESS FORESTRY HAZARDOUS FUELS REDUCTION GRANT APPLICATION

Bryan Whitcomb was provided authorization at the Feb 4, 2010 meeting to investigate the availability and feasibility of acquiring a grant from the County to mitigate the fire danger of the HOA open space consisting of approximately 5 acres located between White Cloud and four homes located on the north and east of New England Drive. Homes adjacent to the open space are owned by: Kem Swartz, _____, _____, and _____.

Bryan met with personnel with the Forestry Department and representatives of the Red, White and Blue Fire Department on several occasions since February, regarding the trees on the Open Space. About three acres of the Open Space burned some years ago, which resulted in the unhealthy stand of “dog hair” forest in the previously burned area. The stand is located on steep slope, which is an impossible area for fire personnel to control any fire occurring there.

The County has grant money available this year for Hazardous Fuels Reduction if HOAs have matching funds. There is no guarantee that WM HOA will be awarded the grant, since the cost to remove the unhealthy dog hair lodge pole area from the Open Space is about \$6600/acre and less challenging terrain runs about \$1100 per acre. The County could assure treatment of much more acreage for the same grant money in flatter terrain.

Bryan suggested that the owners adjacent to the unhealthy forest that poses the fire danger might be willing to contribute a small amount (e.g. \$2 per linear foot of property line bordering the Open Space) to assist in the project as the fire mitigation most benefits them. He did not yet talk to the adjacent owners, since there would be no need if the Board did not vote to proceed with the grant application process.

Bryan met with several tree removal companies, but only one, A Cut Above (long time Breckenridge company and local residents) was willing to bid on the tree removal project. Their bid was \$19,000 (to be split with the county if the WM HOA is awarded the matching country grant funds) and an additional \$1000 would be spent for revegetation. The county provides grants only for clear cutting projects and the trunks and roots would be left to mitigate any erosion issues.

Bryan explained that we could save \$500 per acre if five owner volunteers would supervise the burning of the wood chips (required by the county) for at least five days. It

was decided that Board members did not have the expertise to undertake the burning of the chips.

After over an hour of excellent discussion about the pros and cons of the fire mitigation on the Greenbelt, which the forestry department personnel (Paul Cader) and Red, White and Blue Fire Department personnel recommended (after three separate trips to evaluate the site), a motion was made to have Bryan Whitcomb apply for the County grant of matching funds by the application deadline next week. (There is no certainty that grant funds will be available in the future and the project would not be economically feasible without the grant.)

Peg made and Bernie seconded the motion to authorize Bryan Whitcomb to apply for a grant for Hazardous Fuels Reduction and for the HOA to commit up to \$10,000 in matching funds for tree removal on three acres or less of the green space. The motion passed by a narrow margin.

Bryan explained that the project must be completed in one year for a subject parcel pursuant to the grant requirements, provided WM HOA is awarded the grant.

BUS SERVICE TO UPPER WARRIORS MARK

Lenny stated that the Town now has a new rule that the turn around area for a bus must be at least a 90 ft radius (many existing turnarounds do not meet this requirement) and on a paved surface. He said that nonconforming turnarounds would be grandfathered in, but Upper Warriors Mark will be held to the new standard. To prepare the turnaround at the top of White Cloud Drive, the HOA would need to form a special taxing district [tax for limited time for a special project].

TEMPORARY SPEED DETECTOR

A solar speed detector was recently installed on Broken Lance and all agreed it was an excellent deterrent to speeding on Broken Lance. The Town acquired the mechanism by a grant. Short discussion that it would be great if such a device could be permanent in that location.

COMMITTEE REPORTS

FINANCE/ANNUAL DUES COLLECTION/INSURANCE

Steve Wesley was out of the country, so no treasurer's report, but the dues cards were sent out and should be effective in notifying owners of dues being due.

NEWSLETTER/WEBSITE

The articles are being completed for the newsletter. Lenny will put on the website. The community blog is: Community@warriorsmark.info

Short discussion re the need to write an article about the continuing abuse in the neighborhood by owners who do not pick up after their dogs. Dee mentioned that the

national forest trail head is littered with dog poop. Peg agreed to write an article about doggy etiquette (not to mention compliance with town ordinances).

SOCIAL HOLIDAY PARTY

Steve reported that \$1500 has been set aside for a holiday party pursuant to the motion passed at the last meeting, \$300 of which will be for cleaning and \$1200 for food & refreshments. Discussion that a pot luck would work and Steve said he and his wife can coordinate that. Dee and Bernie agreed to offer a location, with date to be determined.

NEW/OTHER BUSINESS

LOWER WARRIORS MARK GREEN SPACE EASEMENT

Permission for Common Space Condo Owners to use easement to relocate utilities at their own expense. Motion, second and passed unanimously.

LEGAL ISSUE WITH EASEMENT/NEIGHBORHOOD ACCESS IN UPPER

Bill Handley has written a short update for the Newsletter. Suit has been filed and is proceeding.

REVIEW PROCEDURE/EFFECTIVENESS OF HOW NEW HOMEOWNERS ARE WELCOMED.

Steve Wesley sends out welcome letter and Lenny has Welcome on the website.

GENERAL DISCUSSIONS ON SNOW REMOVAL, DOGS, BUSES, CONSTRUCTION EQUIPMENT PARKING

Discussion re need for additional dog bag dispensers to encourage owners to clean up after their dogs in the neighborhood.

2010 NEIGHBORHOOD CLEAN-UP DATE SET FOR JUNE 19.

Kim Scott from Red, White and Blue will give a short talk.

MEETING WAS ADJOURNED AT 8:45 PM