

Hidden Mine Owners Association Board Meeting Notes

7/11/2018

AGENDA ITEMS:

In attendance: Board Members: Rusty Johnson, David McEntire, Chuck Beck, Don Ochs, Curt Koutelas
Owners: Niki O'Connor, Megan Clark, CJ Clark

Meeting commenced at 9:00 MDLST: Proof of notice given via website by James. Due to time conflicts among Board and with no owner's responding about attending the 7/10 meeting, the meeting was changed from 7/10 to 7/11 and notification provided. Three owners did respond to this notice and attended meeting.

Minutes from 4/05/2018: Curt motioned to dispense with the reading of the minutes. Chuck seconded. Motion passed unanimously.

Lawsuit update: Rusty indicated that there is no new information as we await the report from Jason Ward, the State of Colorado, Dam Safety engineer. If the dam is declared non-jurisdictional, we expect that issues with the law suit will be greatly simplified

Management Company Search: Rusty reported that none of the property management companies we have contacted have expressed interest in taking over HMR. Our needs are relatively limited and the more established outfits either have high fixed costs relative to our budget or are not interested due to our size.

Curt, David and Don will handle contact with vendors in the interim. Wendy Chatham will be invited to continue as temporary bookkeeper. She will provide Don with a list of Vendors and their contact information.

David will review the specific contract list of duties developed with James and put it in a form that can be used as part of the information provided to interested candidates. Don will do the initial vetting on any candidate that provides an information package.

OLD BUSINESS

HMR LLC: As agreed at the April meeting, the LLC was dissolved.

Draft Policies Required by CO Statute: Chuck provided his opinion about the merits of proceeding with CCIOA compliance vs. the complexity of administering the bureaucratic portions of the Act. A discussion was held about further evaluating the complexity and cost of doing a lot consolidation to remove us from the 21-lot threshold vs. the complexity and cost of CCIOA compliance. It was decided that Rusty would seek the input of Mike O'Laughlin on both options and determine if he could provide a simple road map and cost for each at which time the Board will take up the subject again.

Phase 1 Completion Schedule: This schedule awaits the resolution of the dam question and the outcome of mediation.

NEW BUSINESS

Insurance: Rusty reported on the status of D&O and liability insurance renewal. While costs have practically doubled due to the lawsuit, there is no other insurer interested. It was agreed to continue with Travelers.

Financial Update: Curt reported that budget items are generally on track with the exception of road expenses. The planned grading and mag chloride for our internal roads will consume \$9,500 of our \$10,000 budget. The work done without authorization on Smith Road came to \$13,000. In a meeting with WMR's David Baker, Rusty and Don indicated that we would not agree to the 17/83 split used for snow plow expenses. After much discussion we agreed to pay \$8,700 and made it clear that going forward WMR could input their desires about maintenance on Smith Road, but HMR would be the decision maker regarding initiating expenditures.

Trash Receptacle: WMR has erected a trash enclosure near the highway entrance to Smith Road. They want us to share in this location as they would not like to have a trash enclosure, as planned, at our gate area. The WMR installation is neither attractive nor very functional. We do not want to go forward with using this installation and proposed cost sharing arrangement without significant further discussion. As a first step, David McEntire, David Baker and Rhett will have a conversation about what was initially discussed and agreed regarding costs.

Payment Plan: One owner has requested a payment plan for the recent assessment. The Board agreed, based on the owner's track record for prompt payments and no past payment plan, to grant this request following the details of HMR's Collection Policy.

Additional Comments

Gate operation was discussed with the concern that one of the segments has closed erratically and quickly. The gate has been checked for fault and none was found. There is some speculation that the gate may have been forced throwing off the timing. A further check will be done by England gate.

Nikki expressed her support for proceeding with the CCIOA requirements.

Curt discussed view trimming that he wanted to accomplish and invited Don, David and CJ to visit the area with him on Friday.

Don discussed concerns about well contamination from weed control spray on the road. It was agreed that we would avoid doing this on areas where runoff could pool and leach into the soil.

Next Board meeting Tuesday 10/9/2018 at 9am

Motion to adjourn by Chuck Beck, second by Curt Koutelas. Agreed Unanimously. Meeting ended at 11:05 MDLST

Respectfully submitted, Chuck Beck, Secretary HMROA