

Saddle Ridge Ranch Water Company
Members Meeting
December 15th, 2015
Peak Property Management and Sales @ 10:00 am

Meeting Minutes

Call to Order/Proof of Notice/Roll Call

The annual Saddle Ridge Ranch Estates Water Co. members' meeting was called to order at 10:10 a.m. on Tuesday, December 15, 2015 at Peak Property Management and Sales office. The meeting notice was emailed and mailed out November 5, 2015 and the meeting packed was emailed out December 3, 2015. The meeting had four attending members, (3 voting members and 1 non voting member) and 3 official proxies which was not enough for a quorum and an official meeting. An unofficial meeting was held and the following are the notes that are suggested for approval by the attending members in place of the annual meeting.

Attendees:

Peter Esposito
1200 Gothic Road: Rachel Donnell

Call in:

Lot 11 and 12: Hans Helmerich
Lot 18: James Swanson Trust, William Zeiter

Proxy:

Lot 1: Kim Hansen proxy given to President.
Lot 6: Bruce Keene proxy given to Hans Helmerich
Lot 14: Ken Moore proxy given to Hans Helmerich
1202 Gothic: Mariann Sears proxy given to Rachel Donnell

Peak Property Management and Sales

Tom Hein, HOA Manager

Approval of 2014 HOA Meeting Minutes

Tom Hein asked the members if they had reviewed the 2014 meeting minutes and did anyone have any changes or comments they wanted reflected to the meeting minutes before voting to approve. Peter Esposito made a motion to approve the 2014 meeting minutes, the motion was seconded by Hans Helmerich, all were in favor, motion approved.

Confirm Owners Contact Info

Tom Hein asked the owners to review the owner contact list and let him know of any updates or changes that were needed. William Zeiter mentioned that 'street' was needed after 2nd for his mailing address and Peter Esposito mentioned his address is Crested Butte and provided both his and his wife's cell phone numbers.

Managers Report

Tom Hein reported that SRRE HOA had two new lot owners; lot 14 Ken Moore and lot 16 Michael Mollison/Allison Chandler. Tom Hein updated the members that there had been legislative changes that have gone into effect at the state level, with revised statutes that become applicable as of July 1, 2015. These new legislative changes were a result of recent revisions to the Colorado statute for HOA Guidelines. This is a state requirement and the Real Estate Division of DORA is requiring any entity that manages HOAs to be licensed. Peak Property Management and Tom Hein are compliant with the states requirements for business licensing and the CAM licensing (Community Association Manager).

Water Managers Report

- The water system has 6 active services on the lower zone fed from the 7,000 gallon concrete storage clear well and 2 active services on the upper zone fed from the 30,000 gallon storage tank.
- The total water production for the water treatment plant was 350,000 gallons (approx.) Nov/14-Oct/15
- Rebuilt pulsa feeder chlorine pump, injection valves and flushed out solution tank.
- Backwash filters were replaced 2 times throughout the year.
- Replaced circuit board for ozone generator and rewired bypass valve.
- Drained, flushed and operated valves for upper zone and inspected replacement of 556 Saddle Ridge Road curb box.
- Well SR-7 is the primary well in service with SR-5 as the back-up.

Financial Report

The Saddle Ridge Ranch Estates Water Company as of November 25, 2015 had \$18, 078.27 in its checking account. The Water Co.'s 2015 budget as of November 25, 2015 has a positive net income of \$7030.72 and should finish the fiscal year with a positive net income of around \$5,180.00.

The 2016 proposed budget has a positive net income of \$2,415.00 and most budget line items were proposed at the same amount as the 2015 budget with increases for insurance, management fee, utilities, and pump house materials. Peter Esposito asked if the Water Co. expected any major repairs or maintenance in the next 2-3 years. At this time the water operator doesn't expect any major repairs or maintenance needed, but mentioned that as more homes come on line to the system it will require more maintenance and testing which comes at a cost. Additionally, Peter Esposito asked about irrigation ditch cleaning. Tom Hein said that irrigation ditch cleaning expenses (budget) was handled by the SRRE HOA (budget) side. Peter Esposito mentioned that he was not getting water anymore to his property from the lateral irrigation system and wanted it noted that it's important the SRRE HOA keep the ditches clean and running. Hans Helmerich asked about SRRE tap fees and who owned the majority of them. Tom Hein mentioned that most owners have not paid for theirs and Doug D'Apuzzo retains most taps (water certificates shares). The proposed 2016 budget was reviewed and a motion to approve was made by Hans Helmerich and the motion was seconded by Rachel Donell, all were in favor, motion approved. There is one delinquency which is Lot 1 Three Valleys. Mike Guerri. He disputes having to pay the availability fee. (\$2,576.00 owed).

Old Business

- Renewed Employment contract with Water Manager.
- Trained a new Water Technician-Ronnie Benson to back up current Water Manager-David Jelinek.
- FCC renewal completed with Timberline Electrical Controls.
- Delinquencies- Lot 1 Three Valleys. Mike Guerri. He disputes having to pay the availability fee. (\$1,066.08 owed).

New Business

- Small leak in system still. No leak found at curb stop turn off valve at lot 12.
- Public Water System at 15 homes. Once 15 homes are tied into the water system it will need to be switched to a Public Water System. This means the state of Colorado will oversee the water system and will require more testing and maintenance.
- Lot 3 at Three Valleys Subdivision under construction, but stopped for winter.
- New members lots 14 and lot 16.
- By-law change made switching the \$200.00 tap transfer fee from the buyer's to the seller's responsibility.

Election of Board of Directors:

The attending members suggested that the current BOD remain for another year/term.

Current President: Doug D'Apuzzo

Current Vice President: June D'Apuzzo

Current Secretary: Joe Knox

Establish Date for next meeting

The next SRRE Water Co. members meeting will be held Tuesday, December 13, 2016.

Adjournment

Peter Esposito made a motion to adjourn the meeting at 10:57 A.M., Hans Helmerich seconded the motion, all in favor, motion approved.