

Saddle Ridge Ranch Water Company  
HOA Meeting Minutes  
December 16th, 2014

Call to Order/Proof of Notice/Roll Call;

The Saddle Ridge Ranch Water Co. annual member meeting was called to order at 10:06am on December 16, 2014. The meeting notice was emailed (mailed to William Zeiter, Floyd McAulliffe, lot 4 Three Valley's) out November 11, 2014 and the meeting packet was emailed/mailed out December 5, 2014. The meeting was represented by the following members and a quorum was established for an official meeting.

Attendees;

1200 Gothic Road - Rachel Donnell

Call in;

Lots 2, 8, Roscoe Development - Doug D'Apuzzo

Lots 11 and 12 – Hans Helmerich

1202 Gothic Road – Peter Esposito

Proxy;

Lot 6 – Bruce Keene proxy given to Doug D'Apuzzo

Lot 14 – John Rosen proxy given to Doug D'Apuzzo

Lot 16 – Jonathan Rose given to Doug D'Apuzzo

1202 Gothic Road – Ross and Mariann Sears proxy given to Rachel Donnell

1202 Gothic Road – David Esposito proxy given to Peter Esposito

Peak Property Management and Sales

Tom Hein, HOA Manager

Approval of 2013 HOA meeting Minutes

Tom Hein asked if everyone had time to review the 2013 meeting minutes and did anyone have any comments or want to make changes to them before approved. Han Helmerich motioned to approve the 2013 meeting minutes and Rachel Donnell seconded the motion and minutes were approved.

Managers Report

The manager's report was given by Peak Property's new Association Manager who has taken over for David Dlugasch who retired from Peak. If you have any association questions or concerns you can reach Tom at [tom@peakcb.com](mailto:tom@peakcb.com) or on his cell phone at 970-901-2044. Tom provided an overview of the 2014 financials and an update on the Water Co./ pump house operations. See below.

Financial Reports

The Saddle Ridge Ranch Water Co. operates on a fiscally balanced budget, and is financially in good shape. Currently, the association has \$12,872.43 in its checking account and \$2429.68 in receivables. The proposed 2015 budget was reviewed and a motion to approve was made by Han's Helmerich and the motion was seconded by Doug D'Appuzzo and approved. There is one delinquency currently; Lot 1 Three Valleys-Three Valley's LLC. His current balance is \$1620.66. Three Valleys claims he doesn't have to pay availability fee's because he has an irrigation ditch running thru his property and that the by-laws were changed after he

purchased. By-Laws were updated January 2013 to reflect that owning members have to pay for either water usage or water availability based on if they have tapped into the water system or not. Tom with Peak Property will send Lot 1 Three Valleys a notice of delinquency and request for payment.

## 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 316,584 gallons Nov/13-Oct/14
- A backup water treatment plant operator was trained on the operation of the Saddle Ridge water treatment system.
- Backwash filters were replaced 4 times throughout the year.
- Both ozone generator units were rebuilt. One broke and other was regular maintenance.
- West end building thermostat was replaced.
- System has small leak which allows water not be stagnate in water tank, but does need to be investigated in the spring 2015. Potentially on Han H. service line.
- Phone line will go down couple times a year. Century link is called and it's usually repaired quickly.

Well SR-7 is the primary well in service with SR-5 as the back-up

## Old Business

-Computer System and software were upgraded and within budget. System is operating well.

## New 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
- New owner-Floyd E. McAuliffe (purchased Camille Miles property)
- Delinquencies- Lot 1 Three Valleys. Tom to send letter to owner.
- Management fee increase. Peak Property gave notice that it will be submitting a management fee increase proposal within the next 60 days.
- Irrigation ditch cleaning-Peter Esposito inquired about the irrigation ditches needing to be cleaned out to allow water to flow to and thru lower parts of the property and to properties outside of Saddle Ridge Ranch Estates. Spring 2015 Tom to work on which ditches should have running water, where the ditches go/run to and clean as necessary. Peter was concerned ditches not being maintained well enough to allow water to reach lower users. The upper ditch has been maintained and cleaned on a yearly basis, and now the lower portion of ditches need attention.
- Tap Fee's-Roscoe Development is giving notice of tap fee increases. Roscoe Development owns the majority of the available taps and would like the remaining owners who have not purchased there taps to

do so. Sometime in the first quarter of 2015 Roscoe Development will be increasing tap fee cost from \$31,500.00 to \$36,000.00. If you interested please contact Doug D'Appuzo.

-Legal fee's for drafted letters when tap fee transfers are needed when properties sell. The Water Co. should not have to pay for the legal fee's for drafting letters for tap fee transfers when properties sell. The Water Co. should pass along the fee's to the seller. The seller then would be responsible for the fee, but could negotiate splitting it with the buyer. Doug D'Appuzo made a motion to update the rules and regulations that it will be the responsibility of the seller to cover the cost (not to exceed \$200.00) of any drafted letters/services associated with the tap fee transfer cost when a property sells. Peter Esposito seconded the motion and it was approved. Tom Hein to notify Peak's accountant of the new policy.

#### Election of Board of Directors:

Doug D'Appuzo proposed that the BOD's remain the same until Spring 2015. Tom Hein to contact Joe Knox (Secretary) to discuss his interest in maintaining his position/role as Secretary on BOD's. Joe Knox was in involved in the Water Co. start up and knows alot about the water and ditches in SRRE. Peter Esposito has offered to be on the BOD's and is willing to donate some of his time helping to clean up the irrigation ditches. Tom H. will follow up with the BOD's in the spring 2015. Han's Helmerich made a motion to approve the current BOD's, Doug D'Appuzo seconded the motion and the motion was approved.

Current President: Doug D'Apuzzo

Current Vice President: June D'Apuzzo

Current Secretary: Joe Knox

#### Establish Date for next meeting

December 15, 2015

#### Adjournment

Motion to adjourn the meeting at 11:03 am.