

**Saddle Ridge Ranch Estates  
2017 Annual HOA Meeting Minutes from  
Tuesday, October 17, 2017  
10:00 A.M. @ Peak Property Management & Sales**

**MEETING MINUTES**

**Call to Order/Proof of Notice/Roll Call**

The annual Saddle Ridge Ranch Estates Homeowner's Association meeting was called to order at 10:04 A.M. on Tuesday, October 17, 2017 at Peak Property's Management and Sales office. The meeting notice was emailed and mailed out September 6, 2017 and the meeting packet was emailed September 25, 2017. The meeting was represented by the following owners and a quorum was established for an official meeting.

HOA Owners

Attendees:

- Lot 1: Kim Hansen (Call in)
- Lot 2: Lot 8 Roscoe Development, Doug D'Apuzzo (Call in)
- Lot 6: Peter Bakes proxy to Doug D'Apuzzo
- Lot 7: Timothy Fretthold proxy to Doug D'Apuzzo
- Lot 11, Lot 12: Hans Helmerich (Call in)
- Lot 14: Ken Moore (Call in)
- Lot 18: Aldo Waters (Call in)

Peak Property Management and Sales

Tom Hein-Association Manager

**Confirm Current Owners Contact Info**

Tom Hein asked the owners to review the owner contact list and let him know of any updates or changes after the meeting.

**Approval of HOA Meeting Minutes from October 18, 2016.**

Tom Hein asked the owners if they had reviewed the meeting minutes from the 10/18/16 annual meeting and did anyone have any changes or comments they wanted reflected to them before voting on them. None were made. Kim Hansen made a motion to approve the meeting minutes, Hans Helmerich seconded the motion, all were in favor, and the motion was approved.

**Managers' Report**

Tom Hein welcomed everyone to the 2017 annual Saddle Ridge Ranch Estates Annual Homeowner's meeting. There are two new lot owners (lots 6 and 18) and lot 14's home is almost complete. It was

another busy and productive year for the SRRE HOA working on many maintenance and repairs items around the property to working with the local organizations like the Crested Butte Conservation Corps. and the CB Mountain Bike Association to educate individuals (mostly tourist) about proper access to and from SRRE and the Lupine Trail. Along with some additional signage we were able to cut the number of parking violators greatly this summer. The Lupine Trail is the second most used trail in CB, the lower loop being the most used trail.

A few of the big maintenance items completed were the road repairs that included crack filling and seal coating Saddle Ridge Rd. and asphalt repairs around all the sewer man holes. Wood repairs were done on the log entry arch and it was stained. Additionally, the property was sprayed for noxious weeds, irrigation ditches maintained and cleared of vegetation/over growth and maintained all road and ditch culverts.

### **Old Business (Review of the 2016 Agenda's New Business)**

1. Review of the association's documents to CCIOA's required 2009 and 2012 state statutes for HOA's revealed that the association needs to adopt the required resolutions. These are policies and procedures for HOA governance regarding the Association and its owners/tenants.
  - 2016 Meeting Results: BOD's approved CCIOA Resolutions, but Peak Property has not received signed copies back from the Board signers.
2. Updated Design Guidelines.
  - 2016 Meeting Results: The design guidelines regarding roof pitches, roof materials, and driveways and slopes were updated.
3. Update on the public parking on SRRE private property and roads.
  - 2016 Meeting Results: Tom H. looked into web cam options, talked to local organizations that promote trail use, purchased a car boot and additional signage.
4. SGM Engineering proposal for an Irrigation Plan to provide non- potable water to individual lots for watering exterior landscape.
  - 2016 Meeting Results: Tom H. to work with the Association's ditch contractor to design and cost out irrigation piping plan to each lot.

### **New Business**

- 1) Signed CCIOA Resolutions complete and ready to return to Peak?
  - 2017 Meeting Results: Doug D'Apuzzo has them to review and will sign and send them to Hans Helmerich to sign and return to Tom at Peak Property.
- 2) Irrigation Plan Update: to provide non- potable water to individual lots for watering exterior landscape.
  - 2017 Meeting Results: The SRRE Irrigation Plan in conjunction with SRRE Water Rights decree describes the guidelines and requirements the Association must follow regarding the ditches for irrigating the open space and individual lot landscape watering. The preliminary design for the irrigation plan needs further analysis and engineering due to the complexity nature of water rights. The owner's agreed and approved to move forward with speaking with SGM engineering regarding their original concept/design (Irrigation Plan) for SRRE and asking for a new proposal for services. By proceeding with design and implementation of the Irrigation Plan thru

out the property the lower lot owners would be able to build and water their landscape under the requirement of the design guidelines approval. The HOA's intent is to hire an engineering firm and proceed with analysis, design, engineering, and cost estimating this winter/spring '18, put it out to contractors to bid summer/fall 2018, select contractor winter 2018, and proceed with construction summer of 2019. Sooner if the preliminary work can get done faster. Preferred implementation would be in stages/phases and as needed, but this will be determined in the analysis and budgeting.

3) Short Term Rentals? Review Association Doc's.

-2017 Meeting Results-It was confirmed that short term rentals are not allowed per the Association Doc's and are not preferred by the owners.

4) Maintenance and Repairs Needed.

1. Stain Horse Barn. Review Bids.

-2017 Meeting Results-Kim Hansen asked if the contractor proposals had all the same scope of work as it appeared they didn't. Tom Hein will ask contractors to revise their bids to include all the same scope of work. Staining and painting the horse barn was approved by the owners and to be paid for out of the reserves.

### **Financial Report**

The Saddle Ridge Ranch Estate checking account as of September 18, 2017 had \$125.48, the restricted reserve account had \$34,983.25, and there was \$2,364.47 in accounts receivable for a total asset amount of \$37,347.72. The Association's 2017 budget as of September 25, 2017 had a negative net income of (\$10,683.67) and will finish the fiscal year with a negative net income that is covered by the Association's savings/reserve account. Nothing will be swept to reserves this year. The 2017 budget is negative due to the heavy snow in December and January and the snow plowing cost, and the road repairs that were not budgeted for in 2017.

The proposed 2018 budget has a net positive income, but minimal and Peak provided a couple of dues increase options. Some budget line item costs have risen, and the 2018 proposed budget reflects those increased cost. Kim Hansen asked if the snow plowing budget should be increased based on last years \$5K overage. Tom Hein said the budget is based on the 5-year average and last year's January was not typical. Kim Hansen asked about fencing cost and Tom Hein explained last year's winter was very hard on the fencing and it suffered a lot damage. Currently, the Association only maintains the interior perimeter of fencing and not the outer perimeter, which will be needed when horses are kept in the open space.

Kim Hansen made a motion to approve the 2018 proposed budget with the motion of a 10% due increase starting January 1, 2018 and paying for painting the barn out of the reserves, Hans Helmerich seconded the motion, all were in favor, no opposed, and the motion was approved.

### **Election of Board of Directors (4-year terms)**

President- Doug D'Apuzzo 2016-2019

Vice President-Kim Hansen 2016-2019

Vice President-Brian Bonnet 2016-2019

Vice President- Open

Treasurer- Hans Helmerich 2016-2019

**Establish Date for next meeting- October 16, 2018**

**Adjournment**

Aldo Waters made a motion to adjourn the meeting, Kim Hansen seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 11:30 A.M. on October 17, 2017.