

Minutes of Board of Homeowners Meeting of the Hidden Valley Ranch Association, Pagosa Springs, CO, held at 2501 Hidden Valley Dr., Pagosa Springs at 5:00 on September 22, 2023

Roll Call: Sign in Sheet

Board Members Present:

Marty Rose, Julie Church, Bob Fillmore, Vickie Koury, JR Ford

Others Present: Wayne Spivey, Judy Fillmore, Ron/Maria Kolpin, Gary Cole/Sheri McIntire, Joan Rose, Alan/Lisa Gahagan, Carmen/Diane Pistillo, Dale/Tiffany Wilson, David Groppel, Don/Liesl Noble, Brent//Karen Beakley

Quorum Established: The HVRA successfully established a quorum with members in attendance and by proxy.

Handouts prior to and during meeting: Meeting Agenda, 2024 Proposed Budget, 2023 Budget Year To Date.

Call To Order: Marty Rose called the meeting to order at 5:15 pm.

Committee Reports:

President's Report:

The meeting began with Marty letting everyone know it was his last meeting as President and giving a history of the HVRA board since the transition from Developer to Homeowners. He explained how the dues went up due to upgrading our water system, building up reserves, the need for legal advice, and amenities getting older after 20+ years. He commended JR for doing a good job of helping us through the transition and the upgrades.

Manager's Report: JR Ford spoke about the forest restoration and grant programs that have been offered. He explained how Bill Tremarco surveys your property and tells you what needs to be done in order to accomplish fire mitigation on your lot. Homeowners can be flexible on how much of the program they implement. The grant program pays 60% and the homeowners pay 40%, and there is no cap on income as far as qualifying. JR offered to help with any applications. **Please see the update below.**

JR spoke about the lake aerators and how he has been turning them on and off based on the amount of algae and the temperature of the lake. It was noted that one of them is not working at this time. JR talked about turning everyone's water off that may be being used for irrigation since the water tanks are being sandblasted and re-coated this week. There are no new applications for home construction. Sonlight Road will eventually need new gravel and we will need snow plowing in the winter. He asked us to consider possibly starting a Sonlight Road

Association in order to have other owners that use Sonlight Place pay for the road maintenance they are supposed to be helping us with. There are five owners we could approach, including Sonlight Christian Camp. JR offered snow plowing and snow blowing during the winter inside home owners gates, if requested. The comment was made that the cost is very reasonable and owners should take advantage of this. The cattle will be moved October 10. The cattle are here from June 10 to October 10 every year. As far as dust control goes, we will be doing the same in 2024 as we did in 2023.

Water Report: Wayne Spivey reported that we've had a really good water year. We connected digitally for remote functions and have been able to do extensive testing. We are understanding about the lake at different times of the year and different conditions. We now have a remote monitoring system. The next step in our upgrades is to tie in the lower tank remotely. That will happen in spring. We are still waiting on accomplishing that on the upper tank. Most of the expenses are behind us. Currently the water tanks are being sandblasted and re-coated as a maintenance item. We are good with the state and have a fully licensed water plant.

Fish Committee Report: Bob Fillmore indicated the lake temperature at the surface is now about 64 degrees and the fish appear to be more active than during the summer. In May, we stocked 1,250 pounds of 12-16 inch rainbow trout and 700 pounds of larger rainbow trout in the 2-5 pound range. Bob indicated we will receive our largemouth bass order of several hundred fish in the next couple weeks (delivery has been delayed due to the heat). Bob explained that our enhanced fish feeding program appears to have been successful based on the overall health of fish being caught. A successful fish feeding program could result in fish that are more likely to survive winter conditions, and fewer fish stocked over the long term.

Treasurer Report: Bob Fillmore summarized the HVRA Balance Sheet as of September 7, 2023, and noted that the association has a total of \$287,604 total cash on hand in operating and reserve accounts. All first half dues have been paid; most members have paid second-half dues and the ranch manager's staff has reached out to members that remain overdue with a reminder to pay second-half dues promptly.

Bob reviewed the 2023 budget versus actual expense as of September 7, 2023. He noted that we have spent 79.5% of the 2023 operating budget. Bob identified several budget line items where expense exceeds budget, or is expected to exceed budget by year end. These overages are expected to be small and can likely be offset from budget line items expected to end the year with a surplus. He indicated the year-end balance for the capital reserve account is estimated at \$99,438 and the year-end balance for the water reserve account is estimated at \$33,650.

Bob summarized the HVRA 2024 Proposed Budget of \$370,000, which is a decrease of \$26,040 (or 6.6%) from the 2023 budget. The 2024 Proposed Budget will result in annual dues of \$10,571.43 per lot. He reviewed those individual operating budget line items that will increase from the 2023 budget, and provided the reason for the increased expense. With regard to improvements, Bob indicated the 2024 Proposed Budget contains \$20,000 for dust mitigation on portions of ranch roads close to homes, in construction areas, and as necessary to provide road stability; \$3,000 for a security camera for the back gate; \$7,500 for road repair

gravel; and \$15,000 for the remainder of water system upgrades discussed and approved at the 2022 annual meeting, and possible coating of the exterior of the water tanks. He further indicated that the 2024 Proposed Budget allocates \$45,000 to the capital reserve account and \$22,500 to the water system reserve account. Bob noted that if the association does not need to utilize capital or water reserves during the remainder of 2023 or in 2024, the combined balance of those reserve accounts at year-end 2024 should total about \$200,588. Adding in the Emergency Fund of \$29,973, total reserves at year-end 2024 should equal about \$230,561.

Questions and Answers:

Marty and JR answered questions together as the meeting wrapped up.

JR explained that a security camera has been installed in the front gate and he is checking on the success of that camera before installing a camera at the back gate.

Marty suggested we make a change to our DRC rules regarding outdoor pools. There are no current issues with outdoor pools, but homeowners may want to remove the option to build an outdoor pool from our guidelines. Vickie Koury commented that she thought it was inappropriate to be filling pools with our drinking water. There are problems with evaporation, it has to be done on a yearly basis, and our water is a precious resource.

JR spoke about the need for a truck for Chance to use for ranch work. The options are to buy one and let Chance drive it for ranch business, or give Chance a monthly allowance for purchasing a vehicle with four-wheel drive that he can use to get to and from the ranch and for ranch work. JR prefers the latter option. The approximate amount of the vehicle allowance would be about \$500 per month.

Election of Members to Open Board Seats

Marty Rose presented the slate of members running unopposed for election to three open Board seats: Vickie Koury (2-year term); Gary Cole (2-year term); and J.R. Ford (1-year term). Marty called for a vote and the members running for election to the Board were elected unanimously. The terms of Board members Julie Church and Bob Fillmore did not expire this year.

The new Board had a meeting immediately following the Homeowner's meeting to elect officers. Those minutes to follow.

Vickie Koury presented Marty a gift certificate from PJs, Marty's favorite fishing store. She thanked him for his work since 2015. Marty was invaluable in the transition with his knowledge of Hidden Valley and his legal background. We are all thankful he has been able to serve our Association in such a great capacity as our President.

The board meeting adjourned at 6:20 pm.

Time and Place for Next Annual Meeting. The Annual HVRA meeting for 2024 has yet to be determined.

Julie Church, Secretary HVRA

Update on Forest Mitigation:

J.R. has just recently found out through Bill Trimarco of FireWise, that the Forestry Management Grants for fire mitigation have been suspended for the rest of this year. They will be accepting applications again starting April 2024.

Bill suggested that property owners interested, should sign up for his E-Letter to stay informed and updated. Information from Bill Trimarco below:

Wildfire Adapted Partnership has a variety of programs open to area residents that are listed on our website at wildfireadapted.org

The Site Visit and Mitigation Cost Share programs is now closed for the season and will reopen in the spring of 2024. The best way to learn about program openings is to sign up for the ENews on the website.

Click on ENews under the Programs tab. Then scroll down past the monthly ENews to Subscribe.