

THNC MEETING MINUTES
September 1, 2022

Attendance available in person, or on Zoom. 22 homeowners in attendance plus community manager. Units represented: 17 of 127.

Committee members:

Brian Kuske (co-chair) – 78 Damsely
Al Concordia – 190-Fly Line
Sue Boarman – 216 Fly Line
Jeff Cooper (co-chair) – 385 Bald Eagle
Sandra Grogan (treasurer) – 194 Fly Line

Community Manager:

Keith McBrearty – Summit Property Management and Maintenance

Social Committee rep

Stephan Horlak – 361 Bald Eagle

Community members

In person:

Wendell Grogan – 194 Fly Line
Polly Koch – 361 Bald Eagle
Camille Cooper – 385 Bald Eagle
Barb Thompson – 199 Fly Line
Merole Concordia – 190 Fly Line
Randy Schaeffer – 217 Fly Line

On Zoom:

Mike Acres – 243 Fly Line
David Nuernberger – 468 Fly Line
Roy Maynes – 231 Fly Line
Ross Goldstein – 85 Fly Line
Chauna Carne – 14 Damsely
Tom Andrus – 330 Fly Line
Ingo Heel – 129 Fly Line
Julie Skeffington – 39 Spinner
Rob Worthington – 201 Fly Line

Meeting call to order at 5:33 p.m. by Co-chair Jeff Cooper

Approval of annual meeting minutes deferred to June, 2023

Welcome by Co-chair Brian Kuske and introductions. Three new board members since Annual Meeting. Request for patience in time of transition.

- Sandra Grogan is treasurer (NEW)
- Sue Boarman is member at large and chair of Landscape Design Review committee (NEW)
- Al Concordia is member at large (NEW)

Community Manager: Keith McBrearty – Hired in April

Opening comment – Jeff Cooper

In light of transition, we are happy where we are today. We know it hasn't been a perfect summer, but we feel good about where we are going.

Executive board projects report (by Brian Kuske and Tom Andrus, TH representatives for executive board)

1. Insurance Policy renewal with American Family Insurance Company. In progress.
2. Yacht Club dock walkway – Bids are out for improvement with gravel, additional steps under consideration. Timeline is 30 to 60 days.
3. Yacht Club use policies. This is under review. Considerations include deposits, cleaning from outside groups.
4. Reserves investment. Looking to move reserves to new investment company. Several under consideration. Also, investment policy was recently changed to allow investing in ways that bring a better return.
5. Lakeshore erosion. Looking at problems on southeast side of the lake. There is money set aside for the project. Likely work will be done in the spring.
6. HB in Colorado legislature is looking at Homeowner rights as far as fine collection policies. Executive Board Attorneys are looking to ensure the Angler community is complying.

Landscape Design Review (LDR) Committee report (by Sue Boarman who leads a committee of 5 homeowners)

10 applications thus far in 2022 for projects including hot tub, tree removal (those blocking views or impacted patios), patio shade and patio expansions.

Reminder that all outside of the walls belongs to THNC HOA, so homeowners need permission to do anything outside. The application is on the THNC HOA website (<https://www.amrthhoa.com>). Homeowners are asked to refrain from doing DIY projects.

Social Committee report (by Stephan Horlak who needs a new committee member)

- Successful concert last Saturday in the cul de sac. Moved to Yacht Club due to weather.
- Labor Day barbecue at the Yacht Club on Saturday, Sept. 3. RSVP to previously sent invitation
- Euchre Tuesday, Sept. 20
- Men's cookout will coincide with Thursday Night Football. And sometimes, women will be invited.
- Working on scheduling another wildfire evacuation and planning meeting with fire department, probably sometime in October.

Community Manager update – by Keith McBrearty

Wildfire mitigation: Recent walkthrough with Fire Department reports satisfaction with neighborhood efforts

Weed mitigation – ongoing. Thistle is currently being sprayed for a second time. We use Alpine for the week spraying.

Irrigation – Water came on in June after complying with Silverthorne requirements. Grass and Blue Spruces have been fertilized. Some leaks have been discovered through the summer. No property damage has ensued. Improvements to the overall system include line repairs. Also, under consideration is adding rain sensors. Working to decide whether to fix drip lines to allow for additional tree planting.

Landscaping – Considering choke cherry bushes and other new tree plantings going forward.

Bob Worthington comment: Concern about the time that water will be turned off for the season. Also question about what will be planted.

Answer: Irrigation has been off for two weeks for rain. Will turn back on Tuesday after Labor Day.

Trees cut down = 70 plus. Replacement landscaping is under review. Taking recommendations from landscape designers. This could mean a lag between cut down, and replant.

Question from Mike Acres – Concern about WAST excavating leading to refuse flowing into Lake. Landscaping for WAST and Angler is the same company. Contributing to the problem is that several lakeside homes in WAST are also doing deck/patio replacements.

Question from Julie Skeffington: Concerned about Cottonwood shoots continuously coming up in patios, etc.

Answer from Keith – Using herbicides to kill stumps of trees that have been taken down. All stumps have been poisoned, but there were some delays. Currently, treating the shoots is challenging. Shoots are multiplying. Pulling shoots is counterproductive. By next spring, hoping for more comprehensive plan. Alpine is working on solutions. 10 more trees still on the list to be cut down before winter.

Barb Thompson comment – Can homeowners help pay for their tree replacements? A cost-sharing proposal of sorts?

Answer from Sue – Yes, this is a good idea. We first need a plan from a landscape expert, then we can give further consideration to cost sharing.

Question from Stephan Horlak: How long will it take to take down all remaining Cottonwood trees?

Answer: Board is not sure how many more trees warrant cutting – so cannot give a timeline just yet. Also, tree removal budgeting is ongoing.

Asphalt update: Sealcoating and asphalt completed along Bald Eagle and Spinner. ~~Mostly~~ successful.

Paver replacement requests – All current requests are in progress and should be completed before Winter.

Snow removal – New company coming aboard on Nov. 1. Company is The Raven, which is currently servicing the Cabins. This year, snowplowing will have a 3 inch trigger. Trigger is 5 inches for shoveling.

Question from Barb Thompson – Will the areas before garage doors be plowed/shoveled?

Keith – Shoveling commences 18 inches from the garage door, so snowplows will not go that close to garage doors. BUT, this concern will be raised with the new company.

Treasurer report – by Sandra Grogan

Additional landscape bed repair, \$9,000 over budget

Tree removal – Within budget

Weed removal - \$5,000 over budget

Sprinkler repair – Some money for new backflow preventer on Bald Eagle taken from reserve fund. Other than that, repairs are \$3,000 over budget.

In short, we are about \$20,000 over budget – mostly for landscape.

Water and sewer invoices expected to come in under budget to balance.

Snow removal budget is budgeted at \$53,000. Unclear how shoveling will impact total, as it is an hourly cost. There ~~is~~ could be a potential overage, but we may be able to make up the variance in other areas such as roof repair.

Reserve study is to be redone in next budget cycle. Last study was completed in 2019.

3 homeowners left meeting at 6:30.

Homeowner forum

1. Concern from Ingo Heel (129 Fly Line) Concern about asphalt issues on Fly Line.

Answer from Brian - Asphalt sealing is on a 3-year cycle. Fly Line driveways were not on the cycle this year.

Answer from Keith – Estimates being gathered for driveway patches (5 by 5) to repair areas damaged by cottonwood trees. Hope to do repairs in the spring.

2. Question from Bob Worthington: Concerned about lake erosion problem. Recommendations and timing?

Answer ~~by~~ from Brian – Executive board will have work session next week. Money is set aside. Two engineering firms have walked through and given feedback and recommendations. Considering whether there is a need to receive full report from engineering firms or whether construction firms can get on board for specific portions of the full project. Realistically, this is a Spring project.

3. Question from David Nuernberger – What is the activity surrounding electrical work done by town of Silverthorne near Fly Line cul-de-sac?

Answer from Brian – City is continuing electrical work to mitigate a tunnel filling with water. The plan is to fence off and stain the sheet metal. They must use metal (rather than wood for safety reasons). Timeline is likely within 30 days.

Motion to adjourn – made and seconded

Meeting adjourned – 6:40 pm