

## ANGLER MOUNTAIN RANCH HOMEOWNERS ASSOCIATION

Townhomes Neighborhood Annual Meeting  
Saturday June 4, 2022 8:00 AM

Rules for Meeting by videoconference

- Please stay muted; If you would like to speak please use “Raise Your Hand” Option within the Zoom Meeting
- If you want to talk, you unmute and may talk for up to 3 minutes total.

Call to Order and Quorum The meeting was called to order at 8:05 AM on Saturday June 4, 2022 by videoconference and teleconference. Townhomes Neighborhood Committee Members present – Bob Cardwell, Brian Kuske, Alan Hale, Jeff Cooper, Chauna Carne.

Members attendance list:

1. Michael Acres
2. Kenneth Andow
3. Sue Boarman
4. Anthony Brady
5. Christine Bumbardner
6. Robert Cardwell
7. Stanley Carne
8. Jeff Cooper
9. Bryan Crock
10. Randolph Dakan
11. Steven Feder
12. Sandra Grogan
13. Karl Grunwald
14. Alan Hale
15. Stephan Horiak
16. Ulrich Klein
17. Brian Kuske
18. K MacGuire
19. Lloyd Miller
20. Mary Pierson
21. William Powers
22. Reid Storch
23. Herbert Sutherland
24. Peter Thompson
25. Nancy Van Wechel

Members Zoom attendance list:

1. Thomas Andrus
2. Mary Brown
3. Chris Jacobsen
4. Joel High
5. Daniel McDermott

## 6. Christopher Urbina

Members Proxy received:

1. Dottie Augustine
2. Jeanene Bartel
3. Jacky Beshar
4. Jeffery Bradley
5. Michael Childs
6. Albert Concordia
7. Cory Dunnick
8. Kathy Eckhart
9. James Ferrari
10. Mary Lou Fowler
11. David Goodbee
12. Alan Harris
13. Ingo Heel
14. Joel High
15. Timothy Holcomb
16. Benjamin Honigman
17. Albert Koolstra
18. John Mahon
19. John Marten
20. Theresa Morris
21. David Niemberger
22. Douglas Patterson
23. Jerome Rumps
24. Ed Segner
25. Mo Siegel
26. Lester Simpson
27. Julie Skeffington
28. Ronald Stuk
29. Robert Worthington

Chauna Carne is taking minutes on behalf of THNC.

Roll call and certification of proxies:

Twenty four (24) members were present. Six (6) units were represented on the video call and Twenty nine (29) units were represented by proxy. Quorum was established as fifty nine (59) units were present in person or by proxy. There are one-hundred and twenty-seven (127) Townhomes and the Quorum is established at twenty-six (26) units.

Proof of Notice The notice was mailed to all members via U.S. Mail and emailed. The notice was sent in accordance with the legal documents of the Association and the Colorado Common Interest Ownership Act (CCIOA).

Approval of agenda Motion to approve agenda by Bob Cardwell. Seconded and unanimously approved. No changes. Approval of minutes Management posted the previous year's annual meeting minutes from June 5,2021 on the AMR website. MOTION: Upon motion made by Bob

Cardwell, duly seconded and unanimously approved, the meeting minutes of June 5, 2021, are approved as presented with no changes.

THNC chairman welcome.

Bob Cardwell welcomed all to the annual meeting and pointed out that it has been about 2 years since we have all met in person. The THNC board members were introduced and all are present. Also present is our new community manager, Keith McBrearty, who started a few months ago. The transfer from self management to professional management is going very well. Also Wendy Fellner, the administrative assistant for Keith is on Zoom call.

There are seven new members of the Townhome Association from the 7 sales since the last annual townhome meeting.

Financial review presented by Alan Hale.

Alan expressed thanks to Barb Thompson for her assistance with the treasury needs and said that even though this is his last time as treasurer, he will be around to assist his replacement. He thanked Bob for leading us as defacto community manager for 6 months at no salary which allowed us the funds to improve the looks of our neighborhood.

Alan explained that this budget is not being put forth to approve, but for the homeowners to disapprove if they find it necessary. If it is rejected the default is the current dues structure.

The three categories in the budget are operating, reserves and common. In operating it is going from \$305 to \$339 and the driver is landscaping grounds and insurance. Grounds is driven by inflation, tools, and labor. Also the scope of work. In the previous contract the landscape beds in front of our units were not included, now it is included. Colorado insurance cost has soared due to fires mostly. In about 500,000 dollars of expenses for operating the chief is painting. Our units get painted every 4 years. Reserves are a collection of monthly dues that are put aside for capital expenses such as roof replacement. The reserves amount was reduced by one dollar because of interest rates improving. The reserves study is done every 4-5 years and we are due in another year to see if we are on track for expected expenses. Common dues are funds to maintain the common areas such as the yacht club and to cover umbrella insurance policies on the common areas. Alan paused for questions from the room and from the Zoom participants. There were no questions offered. Alan posed his own question regarding the fluctuation in common dues and stated that for the last 2 years the Waters of Silvertrout has been paying into our common funds with sales of their homes and that has ended as they have sold out.

No one vetoed the budget so it was accepted and ratified.

Dues will come into affect July 1, 2022. If you have a automatic withdrawal with MSI the amount will be automatically updated. If you send a check to MSI you need to update the amount starting July 1.

Election of member to Townhome Neighborhood Committee

Currently we have one position open and we have one person volunteering, Sandra Grogan. She gave a brief outline of her qualifications. Bob made a motion to approve Sandra for a 3 year term and she was

approved.

We will have a transitional meeting June 21 to elect officers and bring Sandra up to speed. We make assignments such as Executive Board representative and an alternate EB rep.

#### Committee Updates

Social committee updated by Stephan Horiak. The 3<sup>rd</sup> Thursday of each month is Men's Cook out at the Yacht Club. There will be a Fourth of July cookout on July 3. Road Cyclists are welcoming members to join them in rides around Lake Dillon. The concerts in the cul-de-sac are still in the works for July and August. Jodie Acres has offered to get a Fire Preparedness talk organized in the future.

Landscaping Design and Review Committee by Sue Boarman. All adjustments outside the townhome units have to be approved by this committee. Gardening updates, hot tubs, changes to the patios must be approved. On the townhome website there is information and the application form to be filled out by the homeowners. Lloyd Miller posed a question about what is going to happen to the rear yards along Bald Eagle and Fly Line in the creek area. Bob answered that we have 3 phases of work regarding tree removal. The first phase was removing trees causing damage to driveways and front patios. The second phase which has not started yet is the back yard trees causing damage. Bob wants to make that happen this summer. Grasses that are sod are cut weekly. The natural grasses that but up to the sod are cut every 2 weeks and every month the landscaping crew will cut approximately 15 ft from the back of your unit. Otherwise the natural grasses will be left alone.

#### Homeowners Comments

Nancy M brought to the attention that Colorado Wildflower Protection Plan does not allow natural grasses grow within 100 feet of a residence. She is also concerned about stressed trees and bushes being a fire hazard. Bob says if the policy needs to be changed he will see to it and asked her to send him documents.

Brenda B questioned the tree selection for removal and expressed concern about stressed evergreen trees. Jeff explained his determination of trees causing damage to driveways or walkways in the front yards and marked them for removal. This will most likely be an ongoing project as other trees grow and cause damage. Sue offered to let homeowners email her with their addresses if they have damage starting and she will keep a list for removal consideration. Brian says we need to have a landscaping expert come in and give us a plan for what is appropriate to plant. Sue wants a drip system to water the evergreens and not things that don't need to be watered.

Roberta B asked for explanation for personal vs private gardens. Bob explained that the policy is that homeowners can opt to care for the gardens in front of their homes. About 26 homeowners are doing that and they are 100% responsible with the HOA watering the garden. The other units the HOA are responsible for and they will not be watered. The irrigation will be turned on after the last chance of a freeze.

Chris B asked if the rocks next to the townhomes will be sprayed for weeds. Bob says all the walkways and all the patios will be sprayed. Bob says it's a good idea and he will look into it. She also asked about the edging by the pavers that keeps popping up. Bob says it's a big problem but a low priority at this point in time as it is mostly cosmetic.

Lloyd M questioned spraying for dandelions. Bob said to his knowledge they are not planning on spraying. Noxious weeds are to be sprayed. Broad leaf weeds are not required to be sprayed. Lloyd

questioned sprinkler schedule. Bob says the sod will be watered every other day. The private gardens will be watered every other day. The native sod will not be watered. Trees will be watched and watering cycle will be fluid. A drip system is expensive and they only last a couple of years. Several other homeowners repeated questions that had already been touched on regarding private gardens and public gardens. Bob answered their concerns.

Someone (unidentified) said that each county in Colorado has a master gardener that could be contacted for information on what might be used in our landscaping. Brian said he would be interested in talking with them.

Barb T is concerned that around the lake is commons but townhomes is responsible for spraying for weeds up by the houses. Bob states that 25 feet from the lake is commons and EB is responsible for that 25 feet.

Neil on Zoom questioned if MSI will be issuing coupon books for payments. Bob says his understanding is that if homeowners are paying by check MSI will be sending coupon books to everyone that is paying that way.

Sue suggested that the fire department come out and give us an update in regulations regarding Fire Preparedness.

Reid S brought up the problem of outside people using and fishing our lake. He asked if we could have a committee to address this. He has even seen a guide bringing people to fish our lake. Bob says the lake is part of commons and the EB is to oversee this and enforce the rules. Bob suggests we self enforce since the property manager for the EB lives in Fairplay and it's unreasonable to ask her to come down to chase people away. AMR owners have lake badges and are to wear them as well as Silvertrout owners have badges and are to wear them.

#### Old Business

none

#### New Business

Bob reminded everyone to update their dues payments if necessary by July 1, 2022

EB Annual Meeting at 3PM today. EB are responsible for a lot of costs that incurred and a lot of decisions. The distribution of the money from Waters at Silvertrout will be discussed and our new investment policy will be discussed.

Bob recapped the new policies such as being able to hire our own property manager and also contract for new independent contractors. We transitioned from Nic who had been our grounds keeper for several years to our new landscaping crew. The transition to the new MSI accounting has been great. The townhomes now have their own new website where we weren't allowed to do this before. There has been some apathy in that only 70 out of 127 units have signed up for the website. The newsletter is to keep us all informed and we hope to continue this monthly. We have a policy and procedure manual so we can pass this along to the next committee. The townhome committee meetings are going to

change to every other month for the future, with the ability to call another if needed.

Next Annual Meeting June 2023, Time TBD

Bob motioned to adjourn and it was seconded.