

ROARING FORK PRESERVE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
May 20th, 2016

A. Call to Order:

Jim Finch called the meeting to order at 1:20pm. The meeting was held at Travis and Cresta Stewarts home at Roaring Fork Preserve.

Members present included: Jim Finch: Lot #8; Travis & Cresta Stewart: Lot #4; Jonathan Whitman: Lot #1 & #2; Karla Miller: Lot #7; Chris & Jen Butler: Lot #9 Bill Hutton: Lot #3 and Dan Willie: Lot #6.

Also present was Nadia Nel and Austin Carmer from Silver Mountain Properties.

B. Introductions:

All members present at the meeting introduced themselves.

C. Approval of 2015 minutes:

Travis Stewart motioned to approve the minutes and Bill Hutton seconded the motion.

The Board acknowledged all email approvals, these included:

- Lot 8 – Quonset hut request
- Lot 4 – Landscape / irrigation plan approval
- Lot 5 – Construction plan approval
- Lot 7 – Building envelope variance approval
- Lot 7 - 12 ft. extension to modified envelope approval

D. 2015 Reports:

- **Landscape:**

- Karla Miller informed all members that all the properties trees have been treated and are looking good. She will continue to treat them to ensure that no diseases are able to spread. The total cost of the treatment was \$1,750.

- **ARC:**

- Travis reported the following:

Lot 4 – Complete, must check for weeds; waiting on final approval.

Lot 5 – Still busy with framing, right on schedule and should be finished end of October.

Lot 7 – Building envelope approved; waiting for county approvals.

Lot 2 – Drawings have been submitted, waiting on approval from design review.

E. Review of 2015 Financials:

The members were happy with the outcome of 2015 financials. For the year, the Association underspent by \$12,000, leaving a balance at the end of the year at \$30,000. Projects still to do include: weed spraying; LED lights for the entrance; and irrigation.

F. Approval of 2016 Budget:

Jim Finch proposed two budgets for 2016. Projects put forward for the 2016 budget include sealing, or re-paving the roads, and having a new entrance sign erected. Estimates presented for the new sign range between \$2,000 and \$3,700 and the road sealing estimate was approximately \$14,000.

Travis Stewart motioned to accept budget #2 subject to having a road study done first and sourcing a bid on lighting for the new entrance sign, Dan Willie seconded this motion, all members agreed.

G. New Projects:

- **Spray trees at entrance and around ponds:**

It was agreed to continue with the fertilization and treatments of these areas.

- **Irrigate area over water tanks:**

Karla Miller asked for permission to erect a solar powered windmill at the big pond. A thirty foot windmill will help percolate the water, thus helping with algae buildup. The pond is very hard to clean without ripping the liner. There is no current system in place to help kill the algae and Karla believes the windmill may be a good solution. Karla offered

to pay for the windmill; she will send picture examples of the windmill to the Board for approval first.

- **Repair entrance sign:**

It was made apparent to all members that the sign is in good condition but the posts around the sign are rotting. Options to replace posts are to use wood again or to use stone pillars, with new LED lighting in place. A suggestion was made to plant flowers at the entrance instead of using stone to give some color. The members all agreed to that lighting the sign was important. Karla Miller said she would source estimates for this. A decision as to whether wooden or stone pillars would be used would be made once the lighting estimates had been received.

- **Seal coat asphalt:** All members agreed that a professional contractor be contacted to visit the property and best advise the cost of sealing the asphalt and report on the life span of the roads. A suggestion was made to wait for Lot owners to complete their builds before the road was resealed. It was also agreed to ask MayFly to contribute to the road repairs. SMP will look into the contract with MayFly and report back to the Board.

H. Amendments to Covenants:

The following topics / issues were discussed:

- It was agreed that all members should do their best to adhere to all ARC guidelines and covenants; RFP is a small community and everyone needs to work together.
- The current roof height limit is 25ft; after some discussion it was agreed to change this limit to 28ft (from the final grade)
- It was agreed that a barn could not be a 2 story structure but that a ADU could be built into the roof structure
- All members agreed that the 4,500sq.ft. limit be broken up into three structures; and that the main house has to be built first on any Lot.
- Karla Miller's barn plans were discussed. The plans include a hay loft, an office, and a work out area. The outside façade includes metal siding. Karla motioned to amend the ARC guidelines to allow for this finish. After some discussion, it was agreed to allow a 50% non-reflective corrugated metal finish on the outside of

buildings. Travis Stewart motioned for this approval, Dan Willie seconded and all members agreed.

I. Basalt Water Conservancy District agreement:

- Jim Finch informed the Board that this agreement had now been finalized. The Basalt Water Conservation District Agreement was submitted in 2004 and was signed in 2016.
- Jim reminded members to comply with the Basalt Water Conservancy requirements for monthly water readings which need to be submitted annually.

J. Incorporate ditch:

- A unanimous vote was made in April to continue hiring Cole West Corp (Arturo Ortiz) to manage the slough ditch. The total fee is \$10/day for five months (150 days- May –September) or \$1,500 total. RFP portions are 22.6 percent or \$338.45.

K. Fencing:

As per the Declaration, all fencing on the property should coincide. Karla Miller asked if she could look at different fencing more suitable for horses. It was agreed that she should source examples and bring them to the board for approval.

L. Location for mailboxes:

Many members raised the issue of erecting post boxes on the property. The Town's Post Office would prefer to have these boxes erected at the entrance. Karla Miller, Travis Stewart and Chris Butler volunteered to work on finding a solution to this and would forward suggestions to the Board for approval.

M. Election of Board officers

- All members unanimously agreed to the following nominations and elections:
 - Bill Hutton (re-election) : 4 year term
 - Chris Butler (ARC member) : 4 year term

Both nominations motioned by Travis Stewart and seconded by Karla Miller.

- Terms left for officers are:

- Jim Finch (President) : 2-year term
- Travis Stewart : 3-year term
- Karla Miller : 4-year term

N. Architectural Review Committee

All members unanimously agreed to Jim Finch, Travis Stewart and Chris Butler heading up the ARC committee

O. Other Business

- o Fishing: all members agreed not to allow other communities to fish in / from the Roaring Fork Property.

P. Adjournment

The meeting was adjourned at 4:34pm