

AGENDA
SVPORC ANNUAL MEETING
Information Only
AUGUST 14, 2010

Call Meeting to Order: The meeting was called to order by Zug Standing Bear at the pavilion at 10:27 a.m. on August 14, 2010. The members present represented 27 properties which did not fulfill the quorum requirements. The decision was made to proceed with an informational sharing only.

Introduction of the Board and Election Results: Zug Standing Bear

The Board members were introduced: Zug Standing Bear, Shaun Gordon, Dick Cope, Greg Smith, Georgia Curie, and Deb Schneider.

The results of the election to the board were announced. The incumbents were re-elected to the board. David Martinek was elected. There were three write in candidates. The budget passed 125 for and 3 against.

President's Message: Zug Standing Bear

The board proposed and the membership passed a \$10 increase in the dues to \$97. The primary purpose is to replenish the reserve funds of just over \$20,000 which is for emergencies. This year we have some required dam repairs at around \$11,000 from the reserve funds. Shaun Gordon will do a lot of the work himself, working with the engineers, saving us about \$2,000. Looking at other HOA 's the average dues is \$194.23 and most are mandatory. We are still less then half the average cost.

Last year the board took the initiative to bring all covenants together under one. This became a more monumental task then was expected. We have 13 filings 0-10, 1 and 2 in Shadow Lake and 12 properties that are "metes and bounds." The board wanted to bring them all under one umbrella, reign in the board and come in compliance with Colorado law. One set of documents governing the home owners. We did not change the covenants, in fact we loosened them and made them more contemporary. We used an attorney, Bart DePalma. A vote of 51% was needed to put these new declarations into effect. We did not receive 51% of the vote. There is no deadline. Filing 2 is the only one that has received 51%. Filing #4 needs only one more vote to obtain the 51%. If not passed, the filings are under the old covenants. The board voted to come in compliance with state law. The bylaws were 13 pages and the covenants were 2 pages long. The new bylaws are 4 pages while the declarations are 13 pages.

Question: One filing that passed the declarations has new covenants and the others have old? Response: Yes.

An example of the change in power to the board is that the board used to be able to sell off the common properties with board approval only. Now that would need a vote of the

members. This is an example of one of the powers we have taken from the board and given back to the members.

Question: Homes with multiple vehicles such as cars, mobile homes, etc. can we enforce the covenants? Response: Yes.

Question: Did a non-returned vote represent a no vote? In the future, could we consider having the non-returned ballots a vote in favor? Response: Our attorney did not recommend counting the ballots in this manner.

Question: What is being done to get more votes? Response: The best way is word of mouth to your neighbor. Additional newsletter articles were suggested. The board will continue to have articles in the newsletter to encourage voting.

There was a discussion of the past Spring Valley and Shadow Lake relationship.

Covenant and Architectural Committee Report: Shaun Gordon

The policies are posted on the website along with how to report non-compliance and the process the board would take.

The Architectural Committee needs to approve any improvements to the exterior of a home and property. The requirements are not meant to be overbearing. They are in place to ensure that improvements compliment that of a mountain community. Submittals will be reviewed and given written responses that you can retain for your files. The fence at the entry is not on SV property.

Question: Do we have criteria? Response: Yes. It is on the website. Materials need to fit in with the mountain community. Questions can be sent to info@myspringvalley.com.

Question: The renters that moved out left a car which is not on the rental property. What can be done? Response: Email the complaint and we will follow up with the property owner.

If the painting of a home is the same color, we do not need to approve it. If you are changing materials, colors or doing other improvements, you are required to submit for approval.

Question: What is being done about the boat ramp area? Response: We are aware that the parking lot and boat ramp are in need of attention. However, we do not feel it is a high enough priority considering the money we are having to spend for the Dam improvements. If you know someone that would do it for free, or if someone can gather contributions to have this work done, please let the board know. We have had to postpone the covering over the pavilion patio due to the Dam improvements. Materials for the patio have been estimated around \$2,000.00, a licensed professional is required to stamp any construction drawings and a licensed contractor must pull the permit.

Question: The person with multiple vehicles was contacted and reported not being contacted by the board? Response: Put the complaint in writing and we will react. The process is on the website. A letter will be written acknowledging the complaint with recommended corrections and timelines. A hearing can be requested. Fines can be levied.

Question: It used to be 30 days to comply. Response: It is still kind of the same thing. The process is defined in the Policies on the website. If anyone does not have access to the internet, and would like a copy of the Policies, please call Shaun Gordon at 687-6906.

The information about the person making the complaint is not included in the letter. However, if it goes to court the person could be called upon to testify.

Activities Committee Report: Deb Schneider

There will be a BBQ and Kids Carnival following the meeting. The Oktoberfest will be on October 16th. It will be a potluck with brats and German food. The Christmas Party will probably be a ham and turkey dinner with potluck side dishes on December 11th. Suggestions for activities are always welcome.

Welcome Committee Report: Roni Gordon

Seven new property owners have been visited and presented with a welcome bag of goodies and information. The welcome bag includes information on the neighborhood, the declaration package, materials from the Division of Wildlife, the directory made by Marie Wells, and newsletters. In the past it has been left on the door knob. We now schedule an appointment to meet and talk. If you know of new neighbors, let us know so we can welcome them.

Kid's Fishing Derby had a record of 100 kids registered and earned \$1,500 from the raffle tickets, registration and donations. This is remarkable. We can't do it without everyone's help.

Roni is putting together another Spring Valley Cookbook; the deadline for the 2010 cookbook is November 1st. This is the third year doing a cookbook and it has been a great success in the past. Roni is sponsoring a craft fair again this year. The craft fair will be on September 18th. Get in touch with Roni if you want a booth. Get out your knitting needles and wave your hot glue guns.

Our goal is to promote the community and to get together.

Amanda Vrtis is collecting cans to be recycled to raise funds for the Kids Fishing Derby. Cans can be left at the pavilion (fishing patrol will put them inside the pavilion).

Roni's father makes wooden fishing bats. The monies from the sale of the fishing bats will go toward the fishing derby.

Thank you to everyone. Roni is proud to live here and proud of her neighbors.

Improvements: Shaun Gordon

We have kept this to a minimum due to the upcoming dam repair expenses.

Treasurer's Report: Greg Smith

This years budget is broken down month by month. Through the end of July, we are within a few percentage points on our operating budget. You received a copy of last years actual, this years budget and next years budget.

Lake and Fishing Committee Report, Dam Improvements and Boat Registration: Dick Cope and Shaun Gordon

The state Dam Engineer is requiring us to improve the dam by installing toe drains for proper seepage monitoring. The engineer has finished the drawings and they have been submitted to the state dam engineer for approval. We are hoping to get the competitive bid out this fall to at least three contractors to bid on the job. Later this year we will also be working with Valley Maintenance to lower the lake a couple of feet to make the job easier and safer. This will allow us to crawl into the outfall pipe with the state dam inspector to inspect all the inner workings.

Question: Will a camera be used? Response: No. That was originally being required, but the State Dam Engineer felt that if we lowered the level of the lake for the construction, it would allow us to climb into the larger outfall pipe and try to visually inspect the smaller pipe going out to the valve with a flashlight. Question: Will we get state approval to lower the lakes? Response: Yes. Question: Will it be done before the freeze? Response: Yes.

The lake will be lowered just for the work. It will then be allowed to fill up naturally.

There have been two fish stockings. Volunteers are needed for the fish patrol every other Thursday and Saturday.

Question: What types of fish are stocked? Response: Browns, Cutthroats, and Rainbows. Question: Are we keeping track of the fish? Response: Yes. Question: Are we keeping up with the carp? Response: Yes. 100 were put in this year in the four lakes. Chemicals have been used to treat the weeds in Shadow Lake that the carp don't feed on.

Question: What about square pond? Response: It is on private property.

Question: What is the county doing to scoop out the sides of the roads? Response: They indicate that they are working as fast as they can. This is not something the board can act on. You would need to call the county directly. Multiple calls can have more impact. Call the Roads and Bridges Department.

A discussion occurred around the school bus stops moving to the entrance of SV. Call the school district and the bus company, Durham, if you have questions/concerns. The board will also send a letter to the school district.

Boat registration is going well. All boats are registered.

We have obtained some split rail fencing. Volunteers would be appreciated to help install the fencing. Shaun will send out a notification and post it on the website once a date has been selected.

Volunteers are always needed for activities and the fish patrol. Call 686-1825.

General Issues/Community Discussion

It was suggested that we make a form available for proxy votes. It could be sent out with the ballots and put on the website.

It was also suggested that if doggie bags were put on posts people might be more willing to pick up after their dogs. The board will look into this.

Many reflectors along the road are not there anymore. This is a county issue. If concerned, call the county.

The Spring Valley sign with the small add on signs at the entrance is very nice. The sign maker, Ken Klug, changes out the small signs.

Concerned that the red barn needs repair and might fall down. The owner has been contacted with an offer to help. No response yet. A number of people are willing to help. It was noted that liability for the volunteers would be the responsibility of the owner. The owner may be able to have volunteers sign waivers if the owner is concerned about the liability.

There is a rumor that the Pepsi property may ask for annexation to SV. No one has approached the board. It is only a rumor. The board could not act on this alone. The membership would make the decisions, if it were requested.

The meeting was adjourned at 11:54 a.m.