

Minutes
SVPORC BOARD MEETING
September 10, 2010
SV Pavilion at 6:00 p.m.

Attending: Shaun Gordon (Vice President, Covenants/Architectural and Lakes/Fishing), Greg Smith (Treasurer), Deb Schneider (Secretary and Activities), Richard (Dick) Cope (Lakes/Fishing), David Martinek (Member), Roni Gordon (Welcome Committee) and Jill Cochran (non-voting Office Coordinator). Absent: Zug Standing Bear (President), and Georgia Curie (Member).

Call to order: Shaun called the meeting to order at 6:04 p.m.

Community Comments

Mark Dodson stated that he is new to the area. This is his fourth HOA and a lot of the communities were not as regulated except for the color of your house, etc. He asked for clarification that the fishing fee is in addition to the regular dues and that the daily fee of \$10 is whether or not fish are caught.

Board response: The daily \$10 fee gives you the opportunity to fish and is charged whether or not fish are caught. Our cost has been \$4.50 or more per pound lately. 1 adult that catches their limit of 4 fish with the fish averaging 2 pounds each is essentially walking away with \$40.00 worth of fish. All fees collected from fishermen are put back to stocking the lakes. We can't afford to differentiate whether someone has any luck or not as we would not have enough money to keep the lakes stocked. The annual fishing dues are in addition to the annual assessment dues.

Mr. Dodson stated that he had heard fire arms being discharged.

Board response: The discharge of a firearm is not allowed within the neighborhood. The Sherriff's Office should be called if you witness the activity. There are two individuals that have authority to discharge their firearms to rid the dams of muskrats that cause damage to the dam. They are to notify the Sherriff's Office before they discharge their firearms for this purpose. The use of a compound bow is allowed but the board should be notified if it is used unsafely.

June 12th Board Meeting Minutes for August 14th and Minutes for the Annual Meeting were approved via email and have been posted.

Board Reports

President's Report

Zug was absent.

Vice President's Report

Shaun and Roni were planning on putting the chemicals in the lake, however the wind was too extreme and made the application unsafe because of chemical spray back.

The board agreed to put the flag at half staff for 9/11.

Dam Improvements: Shaun reported that the drawings for the dam improvements are in the hands of the Dam Safety Engineer for Colorado. It is this state agency that is requiring the improvements and is now delaying the work. We may need to wait till next year to begin the improvements.

Treasurer's Report

Greg distributed the monthly financial report. We are in pretty good shape. We are slightly above budget and slightly below fishing revenue. Maintenance will be over budget because of the chemicals. The chemicals were taken out of the fishing account and the maintenance budget.

New Data System Suggestions

Greg and Jill are working on setting up QuickBooks to maintain our data. It will allow us to electronically keep track of late fees and interest. Monthly statements can be generated. Files will be built to be used in January for the annual statements. This will allow the statements to have a more professional appearance but more importantly will be more efficient since data entry will only need to happen once, rather than multiple times in different spreadsheets.

Secretary's Report/Newsletter

Deb reported that she is working on the newsletter and needs articles. Jill will make a deposit with Shipping Plus for the next printing. Roni will prepare an article about the Fishing Derby. Shaun will prepare some additional articles in response to requests at the annual meeting.

Committee Reports

Activities Committee Report

Deb reported that the next activity will be the Oktoberfest on October 16th at 1:00p.m. Brauts and hotdogs with all the fixings' will be supplied, bring an Oktoberfest themed dish for the potluck. December 11th will be the holiday party with Ham and Turkey.

Welcome Committee Report

Roni reported that there have not been any new property owners or renters reported and therefore none welcomed.

The annual Craft Fair will be on Saturday, September 18th from 9:00a.m to 4:00p.m. She has put an ad in the paper. Nine crafters are signed up so far and will be selling their various crafts.

Spring Valley Improvements Committee Report

Shaun reported that a vent has been installed in the storage shed to rid it of the propane gas smell. He used a vent that he had. The letter to the Army Corp. of Engineers (approved via email by the board) has been sent to get approval to do the repairs on the boat ramp. This will involve a backhoe to build up the parking lot and make repairs on the boat ramp.

An email will be sent to ask for volunteers to put up the split rail fencing. An auger will be rented and a box of screws will be needed to install the fence.

Fishing Committee Report

Dick reported that we are behind in fishing revenue due to the rain, wind, etc.

Shaun has found a company that can make new magnetic signs for the fishing patrol cars. We can create our own design. When he has created the design it will be sent to the board for approval. The price will be the same as it was 4 years ago.

Covenants Committee

Shaun reported that the letter concerning the abandoned vehicle was returned. Dates will be changed and it will be sent again with the new address.

Hearing

Shaun explained that this is the first hearing we have conducted under the new written procedures. The complaint received and the process which followed will be explained, the homeowner of the property receiving the complaint will be given a chance to respond/comment and the board can either make a judgment at the meeting or hold off on a vote until they have had a chance to do some research. A letter of our findings needs to be sent to the property owner within 14 days of the hearing.

The board received a complaint of roosters crowing early in the morning and asked if chickens were against the covenants. A letter was sent to the homeowner referencing the complaint. A copy of the covenants was given to the homeowner. The new declarations have not been approved for that filing but we are still operating under the old covenants. No poultry, goats or sheep are to be kept on the property. We understand that the roosters have been removed, but the chickens are still a violation of the covenants.

Mark Dodson responded to the complaint. He wished that the person issuing the complaint would have addressed it with him first before taking it to the board. He was unaware that they were violating the covenants. He now understands that they are breaking the rules. It started with a friend of his wife who had chickens that were being pecked to death by other chickens. She decided she would take them to try and rescue them until she could find another place for them. The kids became attached and they wanted to teach some lessons about responsibility by having the kids tending to the chickens. People in the neighborhood were coming to see the chickens so he thought it was ok with the neighbors. After receiving the complaint the roosters were removed. They like having the chickens and may look into changing the covenants.

Board response: The only way to change the covenants would be to get a majority vote from property owners in filing 4 to approve the change. Addresses for the property owners in filing 4 can be provided from our data file or can be obtained from the Teller County Assessor's website. Ballots for changing the covenants in filing 4 would be mailed to the SVPORC post office box and counted by the board since we are a corporation. He is welcome to be present for the counting of the ballots. Only one other filing has amended their covenants related to riding a motorcycle or ATV on your property for fun.

Mark continued that he would not want someone next to him with a chicken or pig farm. His chickens are more of a pet used to teach responsibility. He will have all the chickens out by the deadline of September 22nd or as soon as possible. He has had DOW to his home to see if the situation was drawing in predators but since they are not outside all

night that was not the case. He has also talked with the Chamber of Commerce about the authority of the board.

Board response: The board is governed by state statues and the by-laws have been changed to comply. If you pursue changing the covenants we would recommend that you not have any grey areas and are descriptive and specific.

Mark stated that as long as everyone is treated fairly you will not hear him complain.

Board response: That is what we try to do. If anyone feels they are not being treated fairly, they should bring it to the board.

A motion to abide by the covenants was made and seconded. The board voted unanimously to have the property owner abide by the existing covenants by removing the poultry from their property. If they have difficulty meeting the deadline, please let the board know. If there is a good reason for not meeting the deadline an extension may be given.

Mark asked for and will be sent a ballot for the new declarations.

Architectural Committee

A request for fencing around a driveway was approved.

The Board went into executive session at 6:45p.m to discuss rental properties.

The Board came out of executive session at 6:59p.m.

Other Business

None

Next Meeting Date: Saturday, October 9th 10:00a.m. at the Pavilion.

The meeting adjourned at 7:00p.m.