

PINE SPRINGS RANCH ANNUAL MEETING

JUNE 19 2004

The annual meeting was held at Bob Kerr's home. Present were Kate & John Drew, Lee & **Stephanie Dean Randy & Andrea** Korb, Norm & Nancy Senti, Linda Gibson & Tom Gibson Jim & Marilyn Shadid, James Smith, Bob Kerr, Jim Young, Beryl and Allan Rosenbaum. Proxies were received from Mankins, Rizzardi, Taylor, Hamiltons, Pollock, Gandolf, Trainum, Nicholls had attempted to fax a proxy immediately prior to the Meeting, but it was not received. (It was noted during the Meeting after votes had been tallied that there was no difference of a single vote in the numbers, so the fact that the Nichols vote had not been received did not have a great bearing on the outcome.) No proxies were received from Ambrose, Hiermann, Pique, the Pique family trust, Donlan, Valentine, Cabaniss, Lamppa, Corman, Rickermann nor Hilton. Jim Shadid welcomed all to the Meeting, thanking Randy & Norm for the equipment maintenance and plowing, Tommy Pique for the Gate work, Pat Young as Treasurer, all who volunteered on various committees, & Larry Corman for the website development. He stated it was good to see people coming together as a community again. The minutes from the last annual meeting were read by Jim Shadid, motioned to be accepted by Kate Drew, seconded by Marilyn Shadid, and unanimously accepted. The Treasury report was read by Linda Gibson, motioned to be accepted by John Drew, seconded by Lee Dean, and this too was unanimously accepted. It was not possible to have individual copies of the Treasurer report at the Meeting due to computer malfunction, but these will be distributed with the copies of the Annual Meeting report for all to have. The following items on the agenda were then discussed as follows:

OLD BUSINESS 1) FUEL BARRELS: new nozzles and hoses are needed. Jim Young stated he may have some. The new **Board** will look further into possible sites to place the fuel barrels, as they had been removed to another site which was not suitable. The closest property owners had complained and the Fire Marshall had sent the Board a letter of recommendation on this matter. Copies of the letter were passed out, and Tom Gibson mentioned that the Marshall has no jurisdiction here, and was trying to help the HOA with recommendations. Norm reiterated that there is no leakage, and agreed that new nozzles and hoses were due. Normal practice is for containment of the barrels in tanks on gravel pads with brush clearance. The old Board had a letter ready for the concerned Homeowners, thanking them for their input and their patience in resolving this as soon as possible. The tanks are always on sub-division property, and the new Board will deal with this immediately. 2) SNOWPLOWING: As there have already been open-invitation meetings held at length about the emergency situation this year due to unprecedented snowfall, with various options put forward and discussed, Lee Dean motioned to continue as we have done in the past ie, Randy and Norm plus a few capable volunteers doing so, and maintaining the equipment. Tom Gibson seconded this motion. The new Board will be responsible for looking into further details, payment or non-payment. Nancy Senti suggested that if there is to be payment, a Contract should be drawn up with clearly stated **duties, charges etc so that there can be no misunderstandings** and no further allegations of misuse, favoritism etc. Nancy stated it has been a difficult year for the Board, and asked the Property Owners to support and help the new Board. Allan Rosenbaum reminded us all that the Board is Property Owner-elected, and should be entrusted to look after the Property Owners' best interests to the best of their abilities. Lee Dean wanted to explore the possibilities of individual homeowners paying for their own driveways to be plowed, and the Road Committee and the Board will meet to further discuss this. This has been discussed during every Annual Meeting, and will obviously be an ongoing item of discussion and contention. John Drew wanted to thank the old Board for their informal open get-togethers, and their attempts to solve various difficulties that had arisen this year.

NEW BUSINESS:

It was then decided to have the Road Committee report prior to voting on the Association dues to give people information on which to base their voting. Allan Rosenbaum had prepared a list of possible items that the Road Committee had been asked to look into, complete with an estimated budget if any or some of the suggestions were adopted in the future. It was very detailed, and the Board thanked the Road Committee for putting it together. Discussion followed on the report. John Drew asked for any documentation on snowplowing to include a disclaimer regarding "private driveways". Andrea wanted clarification on "short and long driveways". Linda G wanted it noted that she was against Magnesium Chloride use in the Valley, having researched it in detail. She pointed out that both Vail and Aspen had recently banned its use due to cumulative

environmental and health dangers. Nancy asked to see this information, and wanted to know if there were viable alternatives as the dust in the Valley was an ongoing problem. Repairs and maintenance were again discussed, and Randy and Norm were thanked again for their hard work. The Speed limit was discussed, and Nancy Senti wanted to discuss speed bumps, and Kate Drew mentioned rubber ones that could be removed for plowing and grading. John Drew was against the idea of speed bumps, stating it was a shame that people did not drive the limit with care. Beryl Rosenbaum stated that she regularly walks the lanes with no problems, but it was agreed that with outside contractors and deliveries increasing, the danger of accidents is increasing. Nancy Senti mentioned the possibility of some of the "green belt" in the valley being swapped for some National Forest land so that the age-old problem of fuel tanks and a maintenance shed could be built. The new Board will look into this. It was decided that the new Board would meet with the Road Committee to further discuss any options. ASSOCIATION DUES; This was discussed as always. Gravel is needed to finish the road, as only part of the road was done in past years. The gate is broken and needs costly repairs to the solar panel and pad. The equipment is in good repair at the moment. John Drew stated that we have been lucky that no very costly repairs had been necessary this year, and felt we needed to be able to have some money in reserve for emergency use if necessary. Andrea Korb motioned to raise the dues for this year to \$ 225, and for it to be voted on in the coming years. Kate Drew seconded this, and it was voted on. It was noted that the proxies from the Hamilton's clearly stated that they would vote against any increase of the dues. The majority vote was that the dues be increased to \$ 225 for this year, and reviewed annually.

ELECTION OF OFFICERS: Nominations were taken for the 1 year position that was open. Beryl R nominated Lee Dean, seconded by Nancy S. There were no further nominations, and by a majority vote, Lee Dean is anew Board Member.

Nominations were taken for the 2 open Board spaces left by Randy Korb and Linda Gibson finishing their 2 year terms. Tom nominated Allan Rosenbaum, seconded by Norm Senti. Linda Gibson nominated Tom Gibson, seconded by Andrea Korb. Lee Dean nominated Bob Kerr, seconded by John Drew. Jim Shadid nominated Andrea Korb, seconded by Kate Drew. There being no further nominations, voting slips were passed out, and all received proxies verified. James Smith and Stephanie Dean were asked to count the votes and again verify proxies were legal. As a result, Andrea Korb & Allan Rosenbaum were elected to the new Board, with Tom Gibson as alternate due to the next highest number of votes. The new Board thus consists of Andrea Korb & Allan Rosenbaum for 2 years, with Lee Dean and Jim Shadid for 1 year, Tom Gibson being alternate.

Volunteers were requested for the Architect Committee, and Tom Gibson, Randy Korb, James Smith kindly volunteered, with Allan Rosenbaum offering to liaise between the old and the new Committees.

Volunteers were also requested for the Road Committee, and Linda G, Norm Senti and Bob Kerr volunteered for this. Again Allan R will liaise between the old and new Committees to ensure continuity. Lee Dean motioned for the names of those volunteering to be recorded, seconded by Linda Gibson.

It was agreed that the report by the Covenant review Committee would be presented to the new Board instead of at this meeting, as it was to be a detailed report not yet finished.

John Drew motioned to close the meeting if there were no further items that anyone wanted to bring up. Tom G seconded and the meeting was closed. The new Board met immediately to elect the new President, and a list of all Board Members and their offices is enclosed with copies of these minutes.