INDIAN RIDGE PROPERTY OWNERS ANNUAL MEETING

July 8,2017

10:40 am. - Meeting called to order by Ann

-Ann introduced all board members; also introduced Debbie Atwood as the new chairperson of the architectural committee

-Ann asked for three people to serve on the Teller Committee for the election of a board member. Connie, Will, and Sherrie were selected.

-Ann announced that after the meeting there would be an auction of two properties owned by the POA.

Dave Bess from the Water Board then addressed the meeting.

-The water from the well is tested every 30 days and has passed each time

-No restrictions on water usage this year; just be judicious in our use of it. He said trees are OK to plant, but grass is not.

-Dave reported that water is being stolen from association spigots and asked for all owners to report anything suspicious to him and he will take appropriate action. He also suggested that owners put a lock on their own spigots for their own protection.

Garth read the minutes from last years meeting and they were approved.

Ann announced an informational meeting discussing future water lines and other water related issues will be held on Sept. 23rd. Anyone interested is invited to attend. She also asked for volunteers to serve on the water committee or any other committee owners are interested in. Your help is needed, and it is the best way to get your voice heard on issues dealing with our mountain.

Suzanne reported on the budget.

-$25,000 for costs, mostly for legal fees. $4,791 used so far. Now that we have settled with Rocky Mountain Power, legal fees will definitely go down.

-$30,000 collected in dues to date. (Government entities who own lots are not paying their dues - but we keep hoping)

-With Dave’s help the number of owners with a balance has been reduced by nearly half. There are now 79 owners representing 208 lots that show a balance totaling $124,000 in back dues.

Ann opened to a committee of the whole for questions.

-”What was the settlement with Rocky Mountain Power?”

-We settled with them (finally) the first of this year. Due to legal issues regarding the settlement, the dollar amount CANNOT be disclosed except to property owners. An owner may ask any member of the board for the settlement amount at the conclusion of the meeting.

-”Where does the money go?”

-With the settlement we now have a balance of $200,000. We have budgeted $60,000 for roads this year to help with repairing damage we could not do before.

-”What about snow removal?”

-Did not plow last year. However, we will plow the road to the well this year, so some areas will have access. Jason said that road will be plowed after each major storm, but gave no guarantees as to the condition of the roads at any given time.

-”Is it possible for owners who want it to pay part of the fee for snow removal?”

-This question requires time and thought and discussion. It was tabled for now and to be taken up by the road committee at their next meeting. (Another chance to get your voice heard by joining the road committee)

-”Why are lots being listed with year-round access?”

-That is the responsibility of some over-anxious real estate agents and is not accurate at present. This may certainly change as we get more owners interested in year-round living on the mountain.

-”Are we going to build a clubhouse and/or general restroom facilities?”

-Neither is in the plans at this time.

Ann then closed the meeting of the whole.

Dave made a motion to accept the budget, it was seconded and approved.

Jason reported on the roads.

-Jason started by presenting general information about the committee. There are currently 10 members who meet by phone, so it is easy to attend. The decisions about the roads are made in committee, then presented to the board – so any owner who wants a voice is encouraged to attend (by phone) the committee meetings.

-Branch Cox is the contractor we are currently using for road work.

-The committee decided to work on the roads in the H, I, and K areas.

-The work is focused on re-shaping the roads, repairing/replacing culverts, and clearing ditches to allow proper run-off. Owners can help by moving rocks and boulders from roads, ditches, and in front of culverts. In order to facilitate this, and to save some money, Jason proposed a work day to help with some of these issues. A date was tentatively set for July 29th.

-We are being careful with money and want to do the work in the right order so we do not lose road base. This is another way owners can help. Please do not allow guests to do cookies, donuts, or peel-outs on our roads as that also causes a lot of road base to be spun off the roads that costs money to replace.

-Three announcements for information:

1-J road becomes the exit road in case of fire on the mountain that blocks the main road. (We will work to make J road smoother for this purpose)

2-A new product has been developed for thistle control that does not damage good plants called Forefront T from Dow Chemical. It is something owners can use to help get rid of thistle on their lots.

3-Thank you for shutting the gate. It is noticed and appreciated and helps in many ways.

Ann opened to a committee of the whole for Debbie Atwood to take architectural questions.

-For the sake of convenience we are using the County definitions to determine the type of building being used on lots. By that definition domes and yurts are tents. We are, however, doing a test with one dome by allowing it to stay in one place for more than 10 days, like an RV.

-Regardless of construction type, style, or size, no structure for living in will be allowed to remain year round without water and a septic tank.

-For minimum size of a structure we have changed the regulations to be the same as that of the county.

-”Can a shed have a restroom?”

-The County is allowing this as long as the shed is solely for restroom use (including shower), is attached to a septic tank, and meets County Building Codes.

-”What about the number of domes per lot?”

-There needs to be a limit of course. The committee will look at this and make a recommendation to the board.

-Feedback is crucial with all architectural questions and requests. We ask all owners to use email whenever possible to expedite the approval process – it is both efficient and cost effective.

We then heard from the two candidates for the board position:

Russ Cline was invited to address the owners and expressed his desire to serve. He has been an owner for years and now has time to serve. He wants to help continue the recovery of the mountain and hopes to see it return to the beauty it once had.

Ann talked about the progress the board has made in the last three years and shared her vision for the next three. She enjoys the sense of connection with owners and the openness being developed to keep everyone informed and aware of what is going on.

We closed the committee of the whole and asked all owners to turn their ballots into the Teller Committee, then adjourned for lunch while the votes were counted.

At 12:50 Garth called the meeting to order and announced the results of the election. Ann was elected to serve for another three year term. Russ was encouraged to run again next year as there will be two positions open then.

Jason made a motion to close the meeting. It was seconded and approved. The meeting ended at 1:00 pm.