

Annual Meeting September 9th, 2017

1. Meeting Registration
2. Ballot and Proxy distribution
3. Call for quorum – less than 50 people in attendance (50) households- No quorum
4. Pledge to the flag
5. Approval of 2016 minutes- Minutes are approved by the board APPROVED
6. Board Members introduce themselves
 - a. President – Bob Lindsay
 - b. Vice President- NONE
 - c. Treasury – Linda Krausert
 - d. Secretary- Vicky Reynolds
 - e. Architecture and Trails- Bob Onsager
7. Officer Report-
 - a. Presidents Report-
 - i. Mail house and mail house security- Upgrading the security with the cameras. Will be purchasing a monitoring system to link to computer access. Due to cases of residents being assaulted or harassed. The resident safety is first.
 - ii. New parcel boxes were installed for the residents, due to the need. 20 boxes added. Please pick up your mail within 3- 4 days. The Post officer (Sharon) has the right to take the parcels back to the post office.
 - iii. Monthly HOA meeting every month- 2nd Tuesday of every month. All residents are welcome. We encourage you to come and contribute to the community 630-800 pm.
 - iv. Mulch in the church parking lot is free please take it
 - v. Dumpster day is in 2 weeks – please also bring branches to mulch.
 - b. Treasurer-
 - i. Financials page. Hand out.
 1. Cash on hand and January to date. 2017 there is 8K outstanding. 29K is still outstanding with fees. The board will collect proactively for this next year. Liens will be assessed for the homeowners that have outstanding balances for the dues. \$25 fee for late charges
 - a. Invoices will be going out in December for the 2018 year of dues
 2. Focusing on the community- adding a 3rd dumpster day. Post office boxes. Halloween. Bridle Paths.
 - a. Halloween Event will be October 28th- trailers are welcome, Lanterns will be available at the Meadows Market store and can pick up for the stop at your home
 - b. Request from the community to have the water truck go through and wet down the roads.
 - c. Would like ideas from the community
 3. Architectural and trails-
 - a. Only one property currently blocking the trails. Bicycles, walking and, horses are good. No motorized vehicles are allowed.
 - c. Secretary-
 - i. Signs, website, electronic sign, communications. Mail house flyers.

- ii. Community Documents on the website have the covenants, building permissions, forms for residents
 - iii. Create an account for the SCM website so we can E blast information out.
8. Committee report-
- a. Property Director- Bob Lindsey is the property Director for all sales or refinancing for the title companies.
 - i. Properties closed: 5 closed in August, 1 in September, 4 pending, and one scheduled for October.
 - ii. No current lots being new builds
 - b. Covenants, Rules, Regulations-
 - i. Table of debris from the roads, residents please be aware of items falling out of the vehicles/ trailers. Please be aware when bringing down for dumpster day
 - ii. If you have a business that you would like to share with the community, there is a signup sheet at the back for a resource to the residents. The HOA will then post the information on the website for reference. There are also yellow pages portion on the website that can be filled out.
 - iii. Communications- Website and email
 - iv. Property report- Will be updated for the monthly meeting on Sept. 12th.
 - v. Bereadycolorado.com is available as a list for those who would like to prepare in case of emergency.
9. Guest Speaker. - Undersheriff Troy McCoy-
- a. As Under Sherriff- Been here 10 years, Police Officer for 30 years. What are the concerns here in this community?
 - i. Traffic trailer. Enforcement, engineering, education. Currently seeing 20-25 miles per hour over the speed limit.
 - ii. Trying to respond to calls faster.
 - iii. Lots of Burglaries in Spring Valley and surrounding areas. Tools/ trailers/ new construction.
 - iv. Lots of Drugs- Marijuana. Illegal substances. If you have a medical marijuana card, you can have 9 plants.
 - v. Community concerns for speeding early morning on 29 – request to have sheriffs out there for the speeders, passing.
 - vi. 8567 Sun Country a lot of cars, McCoy said he will consider the junk cars and
 - vii. Property with shooting range- concerns- McCoy will leave his business card for residents to call. County said you can shoot on your property as long as there is a backing and it's not leaving your property. If it leaves the property they can be sited. Cannot shoot animals
 - viii. Cars running concern- if you have automatic start you can leave your car running. If you give a criminal an opportunity- they will take the opportunity.
 - ix. Social media seems to give false information. Here are the facts
 - 1. Race Car to County was free- and sponsors donated the time and upgraded the car to make it fancy. Use it for education. HUM V for winter access or resource.

2. Safety Fair- come drive the electric car; gives practice for education for drunk driving, texting, etc., come get bicycles, helmets, education
 3. Sheriff's department is audited every year. So, any questions regarding finances or property, please contact the Sheriff's department directly.
- b. As resident of Elbert County-
- i. Passionate about living here and serving this community and raising my kids here.
 - ii. Want to give back to the community.
 - iii. Love to play golf
 - iv. On the Ballot, this year- we are asking for the voters to vote for our Sherriff for 4 more years. This does extend the term limits for this Sherriff- Shane Heap. Asking for an extension of treasure for Rick Pettit.
10. Board Member election- No Quorum, so this will not be presented today. Board members will review and vote on any candidates at the next meeting.
11. Homeowners Open Forum-
- a. Sandy Glass- I am not for 20 years for the roads payment plan- this only includes the 4 miles paved. Need people to think outside the box. I am for better roads, not for the cost and longevity of this plan. We need to bring in business and home depot and Pot stores. I know that this will bring in Money/ taxes to be donated strictly for developments for improvements for roads. Elbert county wants us to pick up the bill for the road improvement. If we pave all the roads it will take 180 years with current PID model. Want to see a plan that makes more sense than this current plan.
 - b. Lynn Waggoner- lived out here 27 years. There was no HOA at the time we moved in. Extremely disappointed with the HOA. Information Should have gotten to us 15 days prior to the meeting.
 - i. Petition for the PID, the information was not sent out to the residents. This was supposed to be the HOA or the County. HOA is not doing its due diligence for the community through communicating with a PROXY with one vote per lot.
 - ii. This is not an HOA issue. You by-passed the Bylaws for the HOA to get this to the county.
 - iii. The commissioners see us as a dollar sign- they are making money off this community.
 - c. Bobbi- Original owner- I don't want the roads paved. Who is maintain the roads. > County. Worries about speeding. Not everyone has the same tires or speed. Plow needs to drop further down and maintains through the back of the neighborhood. Are they going to do aprons at each road or driveway? If not, then the roads will be destroyed in 2 years. When we have 3 or 4 inches of rain it isn't safe, glad 166 is paved. These community roads are manageable in the rain, snow and ice. Go 25 and all drivers will be fine. All my trees died.
 - d. Bob Onsager- Largest population currently- Spring Valley is close behind. This community needs a commissioner from here. Residents need to get involved. Ranchers do not represent this community
 - e. Carrie- I agree with the roads issue. However, I am very concerned about the dust and the air quality that the dirt roads create.

- i. Concerned about the Greenburg House and why the cars are all here. What is the HOA doing about it? The residents can sue if this isn't resolved. HOA is going to have to go after the estate,
 - f. Linda- This is not an HOA issue-
- 12. 2.8 million dollars, for 20 years. Breakdown to inaccurate information. Get your facts straight.
- 13. 3 weeks before the election a mailing will be sent to all residents with all pertinent information for the roads, the cost, the process for the roads. This will be information for which the residents can decide to whether they would like to pave the roads.
- 14. A round of applause for the Fire Department- they are doing a fantastic job.
- 15. Can there be a change in the quorum statutes that can make change with numbers required for voting and changes?
- 16. All Resident welcome to the meeting monthly.
- 17. CLOSE/ ADJOURN