

Trail Ridge Board Meeting
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Minutes
04/08/2018

The monthly board meeting was called to order at 5:42

In attendance: Wes Banks, Jeri Hurley, Ruth Dunn, Ron Hooker, and Billi Jennings

Quorum - yes

March minutes were approved via email.

Old Business:

WYDOT road expansion - Jeri Hurley updated on WYDOT road expansion as it pertains to the well. Ron spoke to Ben Mavy about continued testing costs after the well is moved. Ben didn't know for sure and suggested DEQ might know. These associated costs need to be part of the negotiation with WYDOT. Wes will reach out to Mark Barron to find out what permitting, and future well testing will cost.

As discussed in the March meeting there is no easement for the well. There is an equestrian easement and a Lower Valley easement but not one for the well. The well is already in place, but it appears to have been an oversight and there should be an easement on lots 43, 44, & 45. After much discussion a board member suggested we talk to Frank Hess and have the necessary paperwork prepared and submit to the homeowners of the affected lots prior to the annual board meeting. Having the easement in place will give WYDOT the ability to speak directly to the Trail Ridge Board about the placement of the well instead of going through the individual lot owners.

Wes previously has been in communication with Salt River Cove and Bob Mickels about their want to install a water meter. This would be for Salt River Cove to have the ability to track usage in their development and in the event of a leak or large amount of usage they can track where it is coming from. Wes and Ron will reach out again after the annual meeting to see where they are at on this.

Jeri has drafted a letter to WYDOT with our concerns and will send it out for board to review and comment after she receives the final numbers for Mark Barron with DEQ.

Ron received a call from the arena regarding a leak. It appears to be no issue. During this conversation Ron was informed the owner of the arena lot has not been contacted about placement of the propane tank. In our March meeting it was assumed that this discussion had been had and the placement of the propane tank was settled. Wes had spoken to JT with Fall River Propane and he assured him it was all lined out. Wes will check back with JT and see what is going on.

A call was received by Jim Bailey regarding a leak/flooding on Black Bear Lane. Ron nor the water committee knew anything about it. Wes will look further into this.

Brief discussion was had about shut off valves and who is responsible for them. Ron believes it should be the homeowners responsibility from a liability stand point. He will talk to Ben Mavy about this.

Brief discussion was had as to whether a fine should be assessed to homeowners when tying into Trail Ridge water supply without permission? This is something that is discussed and shared with the homeowners when plans go before the architectural committee for approval. All new owners are told that when tying in, Ben Mavy must be contacted and be there to ensure it is done properly. It was decided that the architectural form will be updated adding the proper procedure and anyone not following the proper process will be fined \$750. Billi will get the form to Wes and they will make this change and send out to the board for approval.

Jeri updated all past due HOA dues are paid except for one lot and that lot has been sent to Frank Hess for collection and lien filing.

Review and discussion of proposed budget for 2018. Ron motioned to approve, and Wes seconded. All voted in favor. Jeri will get financials to Billi to get sent out with the annual meeting notification.

As discussed at last month's meeting, WYDOT proceeds will be placed in a 2-year CD with First Bank. This has not yet happened.

Park lot sale - To put the park lot up for sale we need 90% agreement from the Trail Ridge homeowners to proceed, that is 57 lots. Additionally, the CCR'S would need to be amended in order to sell. Jeri will have Frank Hess prepare the CCR amendment and ballot for the homeowners to vote.

Bills – Specialized Earthworks \$2507.50
Anti-Virus Software \$62.99
Town of Afton - \$27.00
Lower Valley Yard light \$14.43
Pump House \$264.24
Storage \$16.91
Equipment Heater \$74.73

Wes Banks motioned to approved payment of the bills and Ruth Dunn seconded. All voted in favor.

Jeri has sign up sheets for the annual meeting and will put together a ballot for the 2 vacant seats that need to be filled.

Jeri motioned to adjourn the meeting and Ron seconded. All voted in favor, meeting adjourned.