

Trail Ridge Board Meeting
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Minutes
06/06/2018

The monthly board meeting was called to order at 7:09

In attendance: Jeri Hurley, Ruth Dunn, Tamar Wells & Billi Jennings

Quorum – yes

May minutes were approved via email.

Jeri welcomed Tamar Wells, and said we are very happy to have her on our board. This is Jeri's last official meeting as treasurer as she is no longer on our board. She will kindly stick around to finish things up with WYDOT, and the road expansion, as well as help with the transition of the treasures position.

New signers will have to be in place, Jeri thinks it's best to have signers who are around so Ron Hooker, Tamar Wells, and Billi Jennings will be signers. Shelbie Marrit with First Bank of Alpine is our point of contact.

Board positions were discussed, and Billi Jennings motioned to elect Wes Banks as President, Ron Hooker as Vice-President, Billi Jennings as Secretary, and Tamar Wells, and Ruth Dunn as Co-Treasurers. Ruth Dunn seconded, all voted in favor. Motion carried. Ruth Dunn will still work on website.

The treasure job will be jointly shared by Ruth & Tamar. Responsibilities will be Tamar will make deposits, check the mail, and hand write checks for bills. Tamar will send out texts of invoices to Ruth so that she may enter to quick books and do all the computer work.

Old Business – Storage units that were to potentially be put in across the road were denied. Many thank you's were received from our members for Sally Bailly and Trail Ridge Board members for their efforts in helping with the process.

Ruth Dunn had noticed Salt River Cove had installed large sprinklers systems and she was curious if this was allowed. As discussed in previous meetings, though our CCR's state culinary use only for water, the board also said the CCR's directly say our grass must be green and our pastures cannot be dirt so watering in necessary. Both Shadow Dancer & Salt River Cove pay their fair share of water fees so this is not a problem.

Jeri and Wes are continuing to work with attorney Nichole Krieger to get official easements put on lots 73,74, & 75 for the water well.

Ruth Dunn motioned for Billi Jennings to purchase and install speed bumps on Buffalo drive. Tamar Wells seconded, and all voted in favor.

WYDOT – Jeannette Barbour reached out to her contacts regarding the additional testing that may be required with the relocation of the well. As previously discussed, a minimum of one year of follow up testing is required. Even if the well is in the same aquifer it still needs tested. If after one year the testing is not good, additional quarterly testing may need to be done which that cost would fall on Trail Ridge HOA. It was discussed in our letter to WYDOT with our proposal of costs associated with the relocating of the well we should possibly ask for an additional year. After brief discussion, Ruth Dunn motioned to request 2 years of testing in the proposal letter, and Billi Jennings seconded. All voted in favor. Jeri will add that to the letter and send it out certified mail the following day with a copy emailed to the board.

As discussed in the annual meeting, Clairey Grubbs is taking point on a subdivision clean up. She will email out a couple of dates to see what works best for everyone and schedule.

Wes, Jeri, & attorney Nichole Krieger are still working on the lot resale. Since Jeri has been so involved she will continue to work on it.

Bills – Mavy’s Pest Control -	\$1,140
Surveyor Scherbel LTD -	\$1,000
Frank Hess Legal Fees -	\$210.00
Town of Afton	\$27.00
Lower Valley Yard light -	\$14.43
Pump House -	\$276.94
Storage tank -	\$16.86
Equipment Heater -	\$31.23

Billi Jennings moved to approve the bills, Ruth Dunn seconded. All voted in favor.

Ruth Dunn motioned to adjourn the meeting at 8:25 and Tamar Wells seconded, all voted in favor.