

Minutes - BCR Owners and Board of Directors Meeting

June 15 2022 at 9:00 am MST

In Attendance: Dave & Linda Moss, Jason Laabs, Chris Ragot, Doug Rohr, Kim & Jack Gronberg, Mary Hart, Marcel Bilbao, Walter & Leslie Tsui, Jami Terlingen, Bart Margheim

**Home Owners New Business:**

1. HOA Financial Update:
  - a. DRB acct: \$23,000
  - b. HOA acct: \$71,000
    - i. 11K operating expenses -- snow plowing, design fees, Officer & General Liab. Ins., etc.
    - ii. Goal to get revolving balance to \$50K
  - c. Dues are \$100/year/per lot for now, may increase as work is needed;
  - d. Only 3 property owners have not paid.
  
2. Fallen Trees
  - a. If anyone interested in group estimate, please let HOA know; Mary Hart will survey and let Board know who to contact if trees have fallen into public right of way area.
  - b. Firewise: NFPA.org;
    - i. General agreement on prohibiting exterior woodburning firepits, charcoal grills.
    - ii. Board to review HOA docs as to proper procedure to develop language/amendment to HOA rules and to share with all owners.
    - iii. Wildfire mitigation CO tax reimbursement available – **See Attachment**
  
3. Future Planning:
  - a. Maintain infrastructure; i.e. trail repair/storm drains/roadways/retention ponds: dues may need to increase as work is needed.
  - b. HOA to hire landscaper to pull out debris from drainage -- possibly Chris' snow removal contractor. Chris will reach out to him for pricing.
  - c. Once all houses are built, will possibly need to repair roads due to construction impacts. County may assume maintenance of roadways. HOA will have such conversations w/County once required percentage of buildout is complete.
  
4. 11.07 Nuisances, Hazardous Activity: PLEASE BE MINDFUL OF YOUR NEIGHBORS
  - a. If lights, sound or odor is annoying/offensive, person who has witnessed can contact homeowner or Board to notify owner to rectify
  - b. STRs impacts are to have property manager to contact if house is short term rental.
  - c. Kim Gronberg will send out a Google doc for an HOA Directory: request property owners' info as well as property management company's contact info as well if

applicable so that people know who to call. Owners will be responsible for keeping the Google Doc up to date.

- d. HOA board will request contact information for Management Company's/Point of Contact from homeowners that are renting out their property's.
5. Election of Board Members(s): Voted unanimously to extend all positions 1 year
6. BCR revised plat update:
  - a. Lots 4 and 5 combined making 1 lot; Recorded with County as lot 4R, 160 Barton Way; 1 vote and 1 dues for HOA; 24 total lots now.
7. STR's
  - a. County STR hotline to report violations: 970-484-1444
  - b. Existing 89 Barton Way STR grandfathered in for 5 years; 157 Barton Way is Type 2 License. When permits are offered again, will be Type I, Type II (only 135 nights per year for a non-owner occupied home); Type 3- if over 100 ft from next property, different rules.

#### **Board of Directors New Business:**

1. Shared roadways: Initial property owner will cover cost of roadway until new property owner has CO. Mary Hart will send both parties shared roadway agreement when new homes are added to driveways. Shared roadway agreement for lots 6/7/8/9 & 10/11 & 19/21/22 -- affected owners to review & sign
2. Non-compliant homeowner(s) on landscaping:
  - a. Lot 25 -The DRB has sent a final notice letter to complete approved landscaping plans and remove noxious weeds from the back yard. Lot owner has until July 7<sup>th</sup> 2022 to complete remaining landscaping or HOA will hire Landscaping Company to complete such work and submit to owner for reimbursement, net 30.
3. Election of Executive Position(s): Voted unanimously to extend all positions 1 year
  - a. Any homeowner interested in holding a position, please inform one of the board members. Reminder, officer positions are required to have DRB-COC (if applicable and current paid dues);
  - b. If anyone is interested in being part of the design review board, contact Mary Hart

Meeting adjourned at 10:05 MST