

Tree Haus HOA Annual Meeting Minutes – August 9, 2014

Rex's, Holiday Inn

Board Members Present-Steve Sehnert, Suzanne Robinson, Michael Martin and Don Shillingburg.

9AM - Meeting called to order by Suzanne

24 persons were in attendance in person. 19 lots were represented in person. 31 proxies were delivered. Therefore, 50 lots were represented. There are 121 lots in the subdivision. 50% are required for a quorum. Therefore, no quorum was present.

1. Approval of the Minutes from the HOA meeting 8/3/13

Those present agreed that the minutes reflected to proceedings of the August 3, 2013 annual meeting

2. Fire Mitigation-

- a. **Discussion** - Suzanne reviewed the plan that has been underway for 6+years for Tree Haus fire mitigation. The proposal for this year's work was presented by a Colorado State Forest Service representative at the 2013 general meeting and approved by the attendees.
- b. The Colorado Forest Service provided a survey of individual properties from the road at a very reasonable cost for the neighborhood. It is informative and should be taken as a recommendation for avoiding fire hazards. Ken Carlson is the lead contact for the project.
- c. There will be a discussion forum posted in the Members Only section the website for Fire Mitigation comments.

Highlights from Discussion

- d. There was discussion on whether there is a possibility of a government grant for timber-clearing on the periphery of Tree Haus, bordering Dakota Ridge and Humble Ranch. There have been calls placed to Dakota Ridge and Humble Ranch to perhaps join efforts for such a grant. Dakota Ridge has the topic on the agenda of their up-coming Board meeting.
- e. The HOA is seeking volunteers to look into the possibility of such a grant. Arthur Baird, Linda Miller and Suzanne Robinson will work on this effort. Ken Carlson will continue to head the fire mitigation project.
- f. Some discussion followed as to what role the Forest Service plays in removing trees in the wilderness area.

- g. Dakota Ridge has thinned large parts of their area. This, plus the work we have already done on the matter should make government funding to continue more likely.
- h. The Colorado Forest Service is willing to do a deeper fire survey for anyone who needs help. Call the Board to get assistance.
- i. Some discussion followed about the impact of the survey on insurance claims. Bob Weiss, HOA attorney, stated that insurance companies he contacted do their own investigation and don't rely on third party surveys.

3. Matt Lavington VP of Metro Water District Update-

- a. Tree Haus Metro Water District website registered users will receive information faster than those on the email chain. Only 21 have registered for the website thus far. *Please consider signing up to receive important information on problems.*
- b. User names and Passwords need to be different from those used for the Tree Haus HOA website.
- c. Information on the new filtration system and roads is provided to website users.
- d. The spring 2014 boiling water issue should be resolved going forward.
- e. The filtration system has a much better monitoring system so new issues can be addressed quicker and more efficiently due to some new piping work where the water is collected.

4. Amending the bylaws:

Item 1: To allow a smaller quorum requirement to elect new Board members - changing from 50% to 30% because it is very difficult to get a vote of 50% of the lot owners in any HOA.

Action –Votes were taken in writing and counted after the meeting. 19 voted from the meeting. 31 were delivered by proxy.
Total: 50 votes - 44 in favor and 6 against.

–Since no quorum was present, this matter will be postponed until the next meeting of the owners where a quorum is present.

Item 2: To allow immediate family members to be on the Board who are not the titleholder, but living in Tree Haus. This would exclude renters unless the tenant is an immediate family member of the homeowner. The intent is to allow more flexibility for board member participation. It does not grant additional voting rights to these participants.

Action - Votes were taken in writing and counted after the meeting. 19 voted from the meeting, 31 were delivered by proxy.
Total: - 45 in favor and 5 against.

–Since no quorum was present, this matter will be postponed until the next meeting of the owners where a quorum is present.

5. Board Member Elections

- a. Russ Browning and Don Shillingburg resigned from the Board since their terms expired. It is expected that the Board will approve Michael Connelly and Brock Schupp as Directors, each for 2 year terms at the next Board meeting pursuant to the Board's authority to fill vacant positions of Directors until the next election of Directors. Suzanne Robinson, Michael Martin and Steve Sehnert continue in office since no successors have been elected and qualified.

6. Steve Sehnert, Architectural Control Committee Update

- a. Steve announced new committee members - Bill Stumpf, Rick Lawrence and Nancy Paul.
- b. Committee made an appeal for more members-
 - i. There should be 5 members who are approved by the board. Board members serve in times where there are not enough committee members.

Highlights from Discussion

- c. A discussion followed about the activities the committee, which consist of helping keep the traditional look and feel to the neighborhood, including any exterior changes to homes. Please contact Steve if you have any questions or concerns about projects that impact the neighborhood - new construction or remodeling.
- d. The board has the ability to hire firms to review new building plans to confirm that they adhere to Tree Haus Covenants.
- e. Koftinow Property discussion on the sale of the low lands area and what can be done to prevent construction.
 - i. Tree Haus members met with Yampa Valley Trust, a non-profit foundation that has been active in acquiring properties for public use. They stated that they are willing to help, although their involvement needs to be sensitive as there are many owners involved and, thus, is a complicated project.
 - ii. Linda Muller will serve as the lead on this project. A website thread will be started to share information.
 - iii. Darrin stated that, in his investigation into the property, discovered there are many restrictions and flood issues coupled with a high asking price that would make it difficult to build on.

1. The current 35-acre county restriction plus the flood plain leaves only one buildable section - south of the old barn.

- f. Discussion followed about changing the covenants to become friendlier toward solar panels. Suzanne stated this could be allowed under current covenants with approval from the Architectural Control Committee.
- g. Discussion on Propane –Darrin stated that the costs are constantly in flux and is difficult to keep accurate from day to day. Schraders is doing a special offer for \$1.72 and would do a minimal fill when the price is high. A discussion thread will be posted to the website.
- h. Discussion on changes to property taxes on 2nd homeowners followed. Owners felt this is an area to keep an eye on.

7. Website and Tree Haus Member Email use

- a. Suggestion on how to use the website and email for important matters only. Undisclosed Recipients (BCC) will be utilized to help keep members from abusing the email list.
- b. Owners felt conversations should be moved to the website.

8. Trash and Laundry

- a. HOA encourages all homeowners to be courteous to neighbors and limit the use of and visual impact of these practices.

9. Menacing Wildlife

- a. The Wildlife department will help as they can. Homeowners can become more protective of their property by using a temporary solar powered, electric fence and removing trash from their lots.
- b. Remove bird feeders at night and close and lock accessible doors.
- c. Be sure to remove the grease trap and clean grills.
- d. Use bear-proof trash cans.
- e. Members mentioned that 2nd homeowners can also take their trash directly to Ace's High for a fee to avoid leaving trash cans in the street.
- f. Porcupines can be removed by the Wildlife department if they are on your property. RAI and Valley Varmints will also remove animals for a fee. (Barbara Siek added after the meeting – RAI number is 879 5244 - Eric.)

10. Motion for adjournment by Suzanne, 2nd by Arthur Baird and passed unanimously at 10:50AM.