

Mount Elden Estates Homeowners Association

Minutes of March 7, 2023 Business Meeting

This meeting was held at Gretchen Gee's house at 6:30 pm. President John Harper presided, with Gretchen Gee (Vice President), Susan Linde (Treasurer), Dani Sigler (Secretary), Chuck Dryden, and Greg Ames present.

Due to the additional snow-related issues, the board will prioritize the most critical agenda items and postpone discussion of the remaining items as needed.

Treasurer Report

Susan: Current balance \$21,929.08. Dues paid by 85% of members.

Review of Winter Activities

Snow Removal

Cost: The board has paid \$13,401.50 in snowplowing invoices as of March 7, 2023. There are currently two outstanding invoices. It is anticipated that our total annual dues income will be spent on snow removal this year. Susan will notify plowing companies to plow upon HOA's request only. Moving forward the HOA will reserve a greater share of the budget for snowplowing going into next winter season.

There were equipment Issues with AM Forestry, who is our plowing contractor. Therefore we had to bring in another contractor to help, which is WSC, Inc.

On Creekside the water is running to the bottom of the road instead of into the ditch due to the ice build-up along the edges and the narrow plowing. There are issues elsewhere. The board will monitor these situations. We discussed the possibility of bringing in more equipment this winter if necessary.

Complaints: The board discussed complaints we received regarding the plow service not plowing some areas well and/or wide enough. The board discussed forming a committee to define which roads fall under the HOA's responsibility to plow / maintain and mark where roads end and where plows should turn around.

Recommended Changes for Next Winter: The board discussed the equipment and quality of work of MEE's two current plowing companies, AM Forestry and WSC, Inc. We will consider other plowing companies for next year. WSC, Inc. does not offer the option to contract with them.

The asphalt near the pipeline on Fallen Pine is disintegrating. Dirt roads will need a lot of work along with potholes and ditch work elsewhere. As soon as possible, we will assess road conditions and grade the dirt road and repair asphalt roads as needed and as budget allows.

Waste Management Garbage

Garbage has not been collected for 8 weeks on some streets in MEE. The collection is at the Waste Management drivers' discretion. The drivers have taken photos to show that the roads are too narrow, too snowy and turn-around areas are not wide enough.

Flagstaff Outfitter and Guide Proposal

The board agreed that all Flagstaff Outfitter and Guide activities are separate from the HOA.

Short Term Rentals

The county is going to regulate short term rentals, and will handle complaints such as noise. Susan, Gretchn and John will discuss short term rentals and present to the board.

Poll results on short term rentals:

23 residents - in favor of HOA looking into regulating STR

12 residents - opposed to HOA looking into regulating STR

35 responses total

Maintenance District

John will contact Lucinda Andreani to get more information on a maintenance district (e.g. what's involved, what is included, what is not included, cost, etc.). The board will then decide whether to move forward with this.

Records Request

Susan: Discussed emailing meeting minutes to all HOA members after each board meeting. The minutes will be reviewed and approved by the board before distribution.

Ongoing Assignments

Alternate emergency egress: John and Chuck. Received a survey map from Aspen Survey. John and Chuck will walk the route and report back to the board.

Firewise: Susan. Neighborhood get-together will be in May. Nick Hawbaker is following up with residents to find out their Firewise plans. Firewise sent a "Firewise Neighborhood" sign to MEE. The board will determine where in the neighborhood it will be posted.

Annual Maintenance/Long Range Improvement Planning: John and Chuck will discuss and report back to the board. Available funds will be a factor.

Next Quarterly Board Meeting

Our next quarterly meeting will be held on June 6, 2023 at 6:30 pm. At the next Board meeting, the Board will receive reports from sub-committees. Our subcommittees are: Annual and Long Term road maintenance, alternate emergency egress, short term rentals, Firewise and By-Laws.

Annual Meeting Date

The date for this year's annual meeting is TBD.

Meeting was adjourned at 8:00 pm

Respectfully submitted by Dani Sigler on March 7, 2023.