

**WOODEN CANOE
BOARD OF DIRECTORS MEETING**

JULY 9, 2015

MINUTES

1. **Call to Order.** The meeting was called to order at 4:02 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance were Jim Hafemeister, Charles Williams, Betsy Burton, Paul Lewis, and Tod Hunt. A quorum was established. Also in attendance were Pat Wallace (515WC) and Phillip Sanderman (555WD). Peter Simon (525NC) was also in attendance but came in later in the meeting.

Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Owner Forum.** Phil Sanderman spoke about unleashed dogs that he did not recognize. He noted that many people are not very conscientious about pet pick up and the HOA needs to keep pushing owners about pets. There are a number of dogs off leash that are not necessarily Wooden Canoe or Water Dance owners. The HOA can only do it's best to keep things under control. Phil also asked about the Town's chipping and slash removal program. The program may not extend into Wooden Canoe. Mountain Managers was asked to contact the Town about removing the logs in front of the Harnett's unit (561WD). He also spoke about yard upkeep and absentee owners. Some fail to keep their yards mowed/weeded. This is something the Board will be looking into.

Pat Wallace submitted some bills for the ponds. He had also prepared a list of pros and cons regarding keeping the ponds. The list was intended to give the Board some talking points when answering questions about the ponds. Unsupervised children and animals are a continuing problem and there is always the liability issue. In addition, maintenance costs are substantial and finding parts and people who can maintain the ponds is getting more difficult. Pat is beginning to have trouble finding service personnel and if the current pump person is lost, he will probably have to go out of the county to find someone else. There are benefits to converting to streams only (no aerators, no fish, less chemicals, etc.). It was reiterated that no decisions will be made until liners fail. Eric Dahman had pointed out in a letter to the Board and Pond Committee that money needs to be set aside in reserves for the ponds. This is being done. There is \$250,000 budgeted in the MCR for the ponds.

The front pond was drained due to an algae issue – the back pond did not experience the same problem and has always been cleaner. The front pond gets more debris and run off.

Pat has submitted the pond budget for the year and estimates that approximately 70% of the budget has been spent which is about right. No major issues exist at this point.

As Chairman of the PLC, Pat also noted that landscaping is going pretty well so far. All landscaping companies have picked up additional work due to Summit Landscaping going out of business. With all the rain, landscapers are struggling to keep up.

Pat also noted that owners who are getting rock should use $\frac{3}{4}$ minus road base available from Everest Materials just north of Silverthorne. Pat will be getting more rock this year and owners who would like to get rock should let him know. The cost is \$3 per ton but there is a delivery charge and then the cost of temporary help to spread the rock.

4. **Approval of Minutes from the 3/12/15 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.

5. **Repair and Maintenance Report** covered the period of 2/15 through 5/15 and contained 2 items. Pat Wallace was reimbursed for pond chemicals and the aerator for pond one and snow storage piles were dispersed.

6. **Financial Report.**

A. May financials were reviewed. Income was ahead of the budgeted amount by \$5,031. On the expense side, trash was over budget due to extra pick ups during the holidays and pond #1 was also over budget. Overall, expenses were \$1,167 over budget and the HOA showed a positive net of \$3,863 through May.

The balance in the checking account was \$15,142.82 and the balance in the money market account was \$122,542.39. There were no delinquencies – all accounts were current.

7. **Old / New Business.**

A. The proposal from Colorado Tree Specialists (CTS) was reviewed. The Pine Beetle epidemic has subsided but the beetles are still in the area. CTS recommends continuing to spray. The cost is \$7.50 per tree for a total of \$435 to protect trees from Pine, Twig, and Ips Beetles. Spraying was approved along with scale treatment. Mountain Managers is to get this scheduled as soon as possible.

B. The letter from Kim Cancelosi was reviewed. Kim is concerned with the growing number of short term rentals and renters who violate the rules. Street parking continues to be an issue and Kim also suggested limiting the number of people that can occupy a unit and the length of stay. It was decided to concentrate on enforcement of the current rules especially parking. Enforcement needs to be consistent. When letters are sent and no follow up is done, owners/renters don't bother to comply. Overnight parking rules are difficult to enforce since overnight street parking often occurs after office hours and the vehicles are gone early in the morning. However, if owners see and document violations, letters can be sent and fines can be assessed after the owner has been given the opportunity for a hearing. Parking on Water Dance Drive is not controlled by Wooden Canoe, however the police can be called – no hearing required. A letter will be prepared for owners stating that rules will be enforced and there will be no exceptions. The rules will be cited and the enforcement procedure explained. The letter will be sent to the Board for approval before going to owners with the minutes. The Rules and Regulations will be amended to reflect the hours when the "no overnight parking" will be enforced. The same hours used by the Town will be used for Wooden Canoe. (Subsequent to the meeting, the hours were found to be midnight to 6:00 a.m. per Ordinance Section 177-6 of the Traffic Code/)

- C. Peter Simon spoke about his conversion van. He acknowledged that he had received violation letters. The van is a work vehicle and is used to transport his keyboard and his wife's paintings. The vehicle is not used for recreational purposes. The van was parked in the drive all winter without moving which is also a violation. If the van will fit in the garage, there would be no problem. Peter will check on this and will have the van moved by the end of August if it does not fit in the garage. Peter also stated he was not aware that parking on the landscape areas was not permitted and agreed to refrain from parking on landscape in the future.
 - D. The discussion returned to Kim's suggestions of limiting the number of people in the unit, number of vehicles, etc. It would be very difficult to enforce a limit on the number of people in the unit. The Declaration does not address the number of renters allowed per unit. As for vehicles, the Rules already state that vehicles can only be parked in the garage or on the driveway paved area. This automatically limits the number of vehicles per unit. Parking on mulch/gravel/grass areas is not permitted.
 - E. The DRC is currently reviewing a request for reconfiguring a driveway to accommodate 3 vehicles across. Any change in the drive requires DRC approval. The request has been denied but the owner has the right to appeal to the Board. Betsy will email the Board with the status.
 - F. Unit 520PC is running a business out of the garage. Operating a business is a violation of the Rules as is altering the garage to make it unusable for parking. There are noise issues, storage issues, and debris issues associated with the business. A letter will be sent giving the owner 30 days to come into compliance. If there is no compliance, a second letter will be sent noting the start of fines at \$100 and the opportunity to attend a hearing. The letters will be sent via certified mail – Return receipt requested.
 - G. 530 NC has been sent a letter about painting the garage door. There are also issues with parking on landscaping, and a trampoline, fire pits, miscellaneous debris, kayaks, etc. in the yard. It was noted that the property is becoming an eyesore.
 - H. Kim Cancelosi's letter also expressed concern about the noise barrier. She felt this might never be done and would like everyone to push for at least lower speed limits. Paul will contact Kim and make sure she understands what the HOA has been told in the past regarding the noise barrier.
8. **Schedule Next Board Meeting:** The next Board meeting will be on Tuesday, October 6, 2015, 4:00 p.m. at Mountain Managers.
9. **Adjournment.** A motion was made and seconded to adjourn the meeting at 6:07 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED: _____
Approved via e-mail 7/21/15
Jim Hafemeister, President Date