

Lake Purgatory Property Owners (LPPO) Annual Meeting 2023

Saturday, July 8, 2023

Board members in attendance (quorum obtained):

Jill Haviland, Mitchell McCarthy, Keith Brant, Allison Dingler, Laura Clutinger

- Meeting called to order at 2:04 pm.
- Jill motioned to approve last year's meeting minutes. Motion seconded and approved.
- Jill reviewed continued work done to bring **LPPO into legal compliance** with CO legislative requirements.
 - Rules and Regulations updated as per email on subject was sent around for feedback in 1Q23; approved in March.
 - Updates included changes to fees related to new construction projects
 - 6 projects submitted to covenants committee for review in 2023; 5 have been approved.
- Jill gave **neighborhood updates**:
 - Update on Lots 2-4.
 - LPPO has pedestrian easement between lots 3 and 4, from road to creek, filed with county.
 - Owner of lots does not intend to develop them and plans to put in a stone path from road to creek, plus a foot bridge over creek to allow pedestrian access to Forest Service land.
 - Owner has until Spring 2024 to complete this work. Thereafter, LPPO will independently install path.
 - Annual order and distribution of anti-beetle packs completed. ~23 properties participated through the LPPO bulk order and independently orders.
- Mitch gave **road updates**:
 - This winter, there were 2 noticeable areas of the road covered with thick ice. This was related to clogged culverts and general flow of water down the neighborhood.
 - Looking at ways to improve situation for the future.
 - Review of culvert locations, lengths, and depths
 - For 2023-24 winter, will trial putting heat tape in 3 culverts.
 - LPPO to pay for heat tape and discussions on-going with nearest property owners to use their power source for the ~5 months that heat will be needed in culverts.
 - Some neighbors have seen this work in the past.
 - Discussion around what happens with water flowing into and out of the culvert. Does it freeze and cause blockages?
 - Reminder on vehicle requirements for winter driving to all neighbors (with expectations that these are passed on to visitors, renters, and service providers):
 - Tires need mud/snow rating, at minimum, and chains should be carried for potential use.
 - Dustin's chain rental service great to have!
 - Dustin can also pull out most stuck vehicles.

- Discussion on using chains/cables on rental cars. The use of chains/cables often negates contract coverage.
From <https://blog.autoslash.com/car-rental-in-colorado-winter-traction-law/>
“Rental car companies will allow snow chains or traction devices during Code 15 and Code 16 advisories. Code 15 requires motorists to have either a 4WD vehicle or snow tires or tires with the mud/snow (M/S) designation. Also, tires must have a minimum one-eighth-inch tread. Code 16 requires every vehicle on the roadway to have chains or an alternative traction device. In the fine print, you will find language about the use of chains being prohibited “except where required by law.” Still, if you are contemplating using chains on your rental car, you should definitely look over your rental agreement and make sure that disclaimer is included.”
- Suggest that visitors look into renting local vehicles through Turo. (www.turo.com)
- **Financial Report** from Keith (details included as supplement to these minutes)
 - ~\$2K savings this year from changing insurance companies
 - Encourage property owners to pay dues via e-check/ACH because it saves LPPO the 3% credit card fee. Victoria will add this reminder to invoices.
 - Currently have \$100K in a CD (~4% interest) and \$100K in cash.
 - Planned projects that will need funds:
 - Neighborhood entrance update (just off Hwy 550)
 - Dumpster corral fixes/improvements, including a possible roof over the corral.
- Other discussion
 - Concerns brought up about off-leash, nuisance dogs in the neighborhood. Dogs have chased cars, children, and people walking/biking and multiple property owners echoed concerns about safety.
 - Several property owners have contacted La Plata Animal Control for help.
 - Most property owners at the meeting agreed that action needed to be taken and requested recommendations from the board.
 - Board mentioned that there is a policy in the rules and regulations and covenants about nuisance animals and the board will discuss next steps to take as they agreed there was a safety issue involved.
- Meeting adjourned² at 2:48pm.

***Reminder to check out <http://lppo.org/> for neighborhood information.