**LPPO ASSOCIATION BOARD MEETING # 1**

**7/19/2017**

A quorum was established with Tom Clutinger, Jim Melot and Jon Westlund in attendance.

Also attending were property owners Doug Scott, Treasurer, Laura Clutinger, Kirk Johnson, Hans Van Der Leden and Scott Green and guest Jon Trepanier from Kogan Builders.

The meeting was called to order at 6:03 PM.

The minutes of the last meeting were approved as published.

The order of business was suspended in order to let Jon Trepanier report on the status of the border line situation between Lots 20 and 21. Jon said that the plan is to remove the portion of the retaining wall that encroaches on the Newman’s property. This decision was made after there seemed to be no other options. Jon pointed out that Kogan would also restore the area where excavation was performed on the neighbor’s property to its former condition.

Jon left the meeting when there were no questions for him.

**Covenants Committee:** Tom Clutinger reported that he had spoken with the association’s attorney, Paul Kosnik, regarding this situation, to ask if there was anything the Association still needed to do, and he was advised that no action needs to be taken. Tom also indicated that our responsibility should be to try to facilitate a fair agreement between the parties.

Tom also suggested that the rule the association passed regarding who is authorized to speak with the attorney (only Board Members) should be modified to include other people at the discretion of the Board. Jim Melot made a motion that only Board Members and their invitees will be authorized to attend meetings with the attorney. Seconded by Tom Clutinger, the motion passed 2-1.

**Discussion of the ban on ATV’s on LPPO roads**. It was pointed out that the various law enforcement groups said that they would not enforce ATV use on what they consider private roads. Even though LPPO’s roads are public roads, the sheriff’s office stated that the Association has the authority to decide what to do regarding these off highway vehicles.

Tom Clutinger read some statements from an association that allows ATV’s on their roads that explained what the requirements are – such as registration, insurance requirements, etc. Tom stated that the Board needs to have an open discussion of the situation and that people who are in favor or those against should write a paper with reasons for the Board by July 26th so it can be considered at a future Board meeting. It was pointed out that LPDRA has the same restriction that LPPO does. It was also suggested that the attorney should be contacted.

Jonathan Westlund made a motion to allow chickens and ducks in the subdivision. There was no second. This is a Covenants issue, and would require a vote of all owners. Tom Clutinger said that Jonathan can write up a request for a Covenants change to bring to the board for review.

**Discussion of Lot 64 upcoming landscaping project impact.** John Oxley is planning to bring in some boulders to do some landscaping, and he requested information about how this effort would impact the road and what cost might be incurred to repair it after the work is finished.

Several points were brought up; among them were 1) the number of trips may have bearing on the impact to the road [one or two trips may not have an impact, but we do not know what that number is – and we are probably not qualified to determine it] 2) When magnesium chloride penetration is broken, there is road damage. 3) Tracked vehicles that turn on the road cause damage to it – more than straight runs. 4) What constitutes expected damage versus reasonable wear and tear.

The question that we need to have answered is “What is damage, and what is the appropriate level of repair?” Jim Melot was asked to follow up with Waldo Excavation regarding their plan for repairing the road following the work on the property on Lot 20.

The Board likely needs consultation with an expert in this area.

**Fire Safety Committee:** Tom Clutinger gave an update on the Community Wildfire Protection Plan (CWPP). The plan is completely written and submitted to the FireWise Council of Southwest Colorado for final approval. There may be a few items to add to the plan when the review is completed. Once the CWPP is approved, there are additional grants that should be available to us for future fire mitigation efforts.

Right of Way Shaded Fuel Break: The contract for the work is nearing completion. FireWise will pay $7500.00 of the fee, and LPPO will pay the balance of $5460.00 on the original contract. The contractor could not complete all of the work within the timeframe of his original estimate due to several unforeseen circumstances, such as needing to complete several very technical tree removals near structures, encountering several owner slash piles and having to work around two very active construction zones. The contractor did comp us 15 man-hours as good faith efforts but has indicated that they will need 2 full additional days to complete the shaded fuel break at a cost of $2592. The $7500 grant from Firewise is being paid on the contingent basis that we will have the additional work completed in the Fall when the bark beetles are not flying. Jim Melot made a motion to approve the payment of the additional mitigation costs. The motion was seconded, and passed unanimously 3-0).

There is a need to develop community and individual family evacuation plans – including pets. This should take the form of establishing a volunteer subcommittee that will develop plans and a timeline. If you are interested in joining the subcommittee please contact Tom Clutinger. The subcommittee will formed at the next board meeting.

Tom reminded everyone that there is a Defensible Space Cost Share program that provides a free evaluation of a homeowner’s property, and if you proceed with the recommended work, the cost share program will pay up to 50% of the project cost. Some dates have been planned for evaluations, and two or three homes can be evaluated on each of the following dates: August 3rd and 10th (Thursdays) and August 19th (Saturday). If these dates fill-up quickly we will work on getting additional dates as needed.

This program is administered by Charlie Landsman of FireWise. (See contact information below). You should fill out an online request form. Just be sure to contact him and get live confirmation that you are on the calendar for one of those dates. Here is the link to the web page:

<http://www.southwestcoloradofires.org/take-action/free-site-visit/>  
Charlie Landsman

La Plata County Coordinator

FireWise of Southwest Colorado

206.697.2613

**Treasurer’s Report:** Doug Scott presented a draft of the proposed budget for 2017-18 fiscal year. After some discussion and questions, Jim Melot made a motion to approve the budget as presented. Jonathan Westlund seconded the motion, and it passed 3-0. A copy of the budget is attached to these minutes.

**Old Business:**

Winter Driving safety requirements: Jim Melot made a motion to table this item.

**New Business:**

Doug Scott suggested that the Board support honoring Buddy and Marge Floyd for their many years of service to the association. Everyone agreed, and Doug indicated that he will get a card for the Board to sign as well as writing up a statement to accompany the card.

**Next meeting** date is set for WednesdY, August 2, 2017 at 6:00 PM.

With no other business to come before the Board, the meeting was adjourned at 7:38 PM.

Respectfully submitted by Doug Scott for Secretary Laura Melot, who is out of town.