

## **LPDRA and LPPO Combined Annual Board Meeting**

**July 10, 2021**

Meeting called to order at 1:05p

Board Quorum Verified - Board members in attendance: Jill Haviland, Marcia Stahovich, Sean McCormack, Melissa, McGaughey, Keith Brant, and Jon Ickes

Sean made a motion to Approve July 2020 Meeting Minutes, that motion was seconded

### **Neighborhood Business (Both LPDRA and LPPO Business)**

Neighborhood Accomplishments for Fiscal Year 2020-2021:

- Bridge certification: Sean explained the bridge repairs were certified to withstand load required by the La Plata County and Colorado Dept of Transportation codes. This means that the bridge is now in compliance to allow fire trucks to cross. Sean notified the fire chief that the bridge is now certified and LPDRA is going to purchase a bridge load sign for the bridge.
- Dumpster Corral: The dumpster corral is complete and satisfies the final requirement for the Columbine Ranch Settlement. The cost of the corral was paid using funds from dumpster subscribers. The corral is paid in full
- Trash Service: We now have the largest dumpster we can get and have increased services to 3 day a week (M, W, F) to try and mitigate trash overflow.
- Brush Cutting: Last fall we has a masticator cut brush between Deer Run & Columbine Lake to take out the brush back several feet from the road for better visibility. Additional hand work to cut brush will be done as needed.
- LPDRA ordered and put up a sign for Antler Way. However, a resident on the street notified the board that it is actually Antler Drive not Antler way. LPDRA will correct the sign. There was a discussion on how confusing the roads are for Deer Run Way and Antler Dr because of the way they intersect. LPDRA is going to order a Deer Run Way sign to post near the Antler Drive sign to hopefully reduce that confusion.
- LPDRA is looking into adding some additional speed limit signs and a sign stating the fire Restrictions
- Winter Season Update: Jill went through all Vrbo.com rental listings to verify consistent winter driving verbiage with owners. Any owners not in compliance were contacted to update verbiage. Current rentals are now in 100% compliance.
  - No accidents or road blockages reported to the board this winter season
  - The board emailed towing information to all property owners for their information and for rental owners to share with their guests.
  - Snow Plowing: The board did a test this past winter season to let Waldo make decision on when to begin plowing rather than have a resident get up and monitor snow fall and make the call to Waldo. The test was a success and the roads were plowed as needed. Additionally, we do have the flexibility to call for plowing anytime we need a clean up

plow. Moving forward, we will continue with the plan to have Waldo make the decision on when to plow and we will call for ad hoc plowing as needed.

#### **Neighborhood Administrative Items:**

- LPDRA and LPPO have a new board Secretary – Melissa McGaughey (lot 5 and 6). Terri Farmer sold her house so she resigned from the board. Please welcome Melissa.
- LPPO Log Splitter: LPPO owns a gas-powered log splitter available for anyone in the neighborhood to use. Its trailer requires a 1 7/8 in tow ball. The splitter is stored at John Ickes house) Please contact Jon to coordinate pickup and return. 970-749-0965
- Parcel Locker Usage: when ordering packages, please pickup packages in timely manner to avoid the locker getting full. It's a small locker with many people using it, so be respectful of your neighbors and get your packages as quickly as possible.
  - UPS & FedEx are supposed to deliver to door during the summer. The locker tends to get full during winter months. Please plan accordingly.
- Association Invoice payments – The invoices sent by the accountant can be paid by credit card or bank transfer. If possible, the associations prefer property owners to pay by bank transfer to save the 3% fee credit card processing fee. This is currently something we budget for, but would like to reduce that budget item if possible.
- Fire Restriction Reminder – stage 1 fire restriction – no outdoor fires
- Beaver Circle Road maintenance contribution – Marica, Sean, and Jill spoke with the Beaver Circle board and discussed their contribution to the part of Lake Purgatory Dr from 550 to the turn off to Beaver Circle. In the past this has been more of a “gentleman’s agreement”. They agreed to pay their share for road maintenance and plowing of this portion and LPDRA and BC are drafting a more formal agreement to be signed by both boards.

#### **Neighborhood Real Estate Stats**

- 5 Home Sold – 4 in LPPO and 1 in LPDRA
- 29 Lots Sold in the neighborhood. As the head of the covenants committee, John Oxley requested the contact information for the new LPPO lot owners to ensure they understand the construction application and approval process for LPPO.

#### **LPDRA Financial Review**

Greg T was not at the meeting so Marcia went over the LPDRA financials. Full copy of the budget is included with the meeting minutes. Budget will increase by \$2500 from last year. At the time of the meeting, there is still an outstanding invoice to be paid for yearly road maintenance. Sean made a motion to approve the LPDRA budget and that motion was seconded. The budget passed.

#### **LPDRA Open Discussion Q&A**

- There was a discussion about putting any road signs in concrete that are not currently in concrete to keep them from getting knocked over. Ted Handwerk volunteered to help with that work.
- Doug mentioned culvert markers have been left up all year long (some have been knocked down). We need to get those stood back up and perhaps add concrete for support. Additionally,

there are some culverts and drop offs that could use marking. The associations need to figure out where. Ted Handwerk volunteered to help with this effort as well. This work needs to be completed before 2021-2022 winter season.

- There was a question on road maintenance up Antler Dr & Deer Run Way. These roads are not included in the scope of LPDRA or LPPO for road maintenance. The maintenance falls on property owners on those streets. It was suggested they get together and form their own road association.
- LPDRA Meeting was adjourned

#### **LPPO Fiscal year 2020/2021 Updates & Accomplishments:**

- Website Redesign (lppo.org) – Jill redesigned the lppo.org website, updated and refreshed content. [www.lppo.org](http://www.lppo.org)
  - Winter driving safety page – Added page for winter driving with some pictures and some guest reviews from rental properties that mentioned the need for the proper vehicles in winter. Jill took video driving on the snow packed road and will upload it to the website. The link to the winter driving information can be shared with renters. <http://lppo.org/winter-driving-safety.html>
  - Fire safety information – A new page with fire safety rules was added
  - New Construction Rules – A page that explained the LPPO construction rules and application for building was added
  - News & Announcements – Will be kept current with neighborhood information as needed.
  - Meeting Minutes – Only 2 years of meeting minutes need to be kept, so Jill will clean it up to include only last 2 years.

#### **LPPO Annual Financial Review**

The financials for LPPO are included with the meeting minutes. Keith reviewed the P&L, 2021/22 budget and balance sheet. The projected Annual Dues will be \$700 for anyone who did not pre-pay for bridge repairs. For those that pre-paid, the dues are \$660

Sean made motion to approve 2021/22 budget and that motion was seconded. The budget passed.

#### **LPPO Open Discussion and Q&A**

- Doug requested the old dumpster, since it is owned by LPPO, should be added as asset on balance sheet. We had a discussion on selling the old dumpster. Jon Ickes volunteered to work on fixing the bent doors. Jill offered to look for other ads for dumpsters to find a reasonable price and post it on Craigslist to try to sell it. Funds from sale will go back to dumpster fund in hopes of reducing yearly trash service fees
- Sean brought up using the extra dumpster funds to pay someone to maintain dumpster. Including picking up trash left outside, checking when it's full and trying to make room, managing relationship with trash company, and shoveling snow in the winter. People present agreed this would be a good use of the extra funds. We'd like to find someone in the neighborhood willing to take this on.

- At Doug's request, board should consider re-instating the LPPO-specific impact fee for new construction. This would be in addition to the LPDRA impact fee and the \$1000 deposit required by LPPPO. Money could be used for road maintenance. There was a discussion about keeping all or a portion of the \$1000 deposit when new construction causes road damage rather than adding a new \$500 non-refundable fee and then having the \$1000 refundable fee. Board will discuss.
- Discussion around culverts and water damage and need to fix some drainage issues. Board agreed we need to walk the road and note drainage issues and determine how to resolve.
- Doug brought up using the Firewise rebate for LPPO to rent a chipper. Sean mentioned that full time residents keep their property mitigated well and most rental owners do as well. The bulk of issues are vacant lots with non-local owners. Sean said that since he does the bulk of the work around the neighborhood and isn't willing to take on the additional responsibility of moving slash, working on vacant lots, and organizing the chipper. The rest of the board agreed.

Meeting was adjourned 2:39pm