

LPPO Annual Meeting

Saturday, July 9, 2022

Board Attendees: Sean McCormack, Jill Haviland, Keith Brant (quorum obtained)

- Meeting called to order at 1:34p
- Sean motioned to approve last meeting's minutes. That motion was seconded and approved.
 - Linda asked if meeting minutes could be sent via US Mail. Jill explained they were sent via US Mail after last year's meeting and will also be this year. Additionally, they are always available on the website.
- Jill reviewed neighborhood accomplishments:
 - Added bridge sign and registered with fire department. They now will cross the bridge in the event of fire
 - Brush clearing around the lake and along creek
 - Fixed drainage by dumpster and added a load of rock
 - Added on parking signs on and around dumpster
 - Did road maintenance in May, which was earlier than last year
 - Trash service is now back with GFL. LPPO has outsourced dumpster management to Dustin Speraw. If there are questions or issues, please reach out to him. His contact information is on the website. Additionally, he's been sending updates as needed via email, so if you are a dumpster subscriber, you probably have his email address.
 - Tom C asked if Dustin could let people know when a scheduled pick up did not occur rather than just when the dumpster is full. Sean said he'd mention it to Dustin.
 - Doug asked about adding a camera at the dumpster to catch illegal dumping. Jill mentioned the challenges of having a camera with no electricity or internet available, but the board will talk about it and see if we can come up with a way to do it. We agreed it would be good to have.
- Jill reviewed LPPO accomplishments:
 - Snowstake and camera – Sean, the Havilands, and Dustin worked on adding a snow stake and camera live streamed to the website this past winter. We didn't let people know because we were beta testing it. Had some issues with internet bandwidth and the image not always rendering on the website. We are going to work on it this fall and try to put it at someone's house who has Starlink so its higher bandwidth and see if we can get it working better. We will notify property owners once we get it working.
 - CCIOA documents were completed per the CCIOA requirements to ensure the association is in compliance with Colorado state law. All documents are on the website.
 - Lots 2,3,4 were sold for \$230k and closed on June 15. We had 2 offers in the 24 hours they were listed on the MLS. Board reviewed both offers and accepted the preferred one. The new owner is Kevin Stutz who also owns lot 75. Kevin's intention is to work with the board to build pedestrian access to the national forest and creek but otherwise leave the lots in their natural state. Before placing them on the market the board added an easement between lots 3 and 4 and had that recorded with the county. That is where the pedestrian access will be added.
 - Ted said he saw a bunch of junk back on those lots from illegal camping. Jill said if we need to help clean that up, we can.
 - Linda asked for the recorded easement (available at thru the county) and the agreement with Kevin that he doesn't intend to build any habitable structures.
 - John Oxley asked about the fill dumping going on and to make sure they don't dump too much. Sean said that we are going to work with Kevin and spent a bit of money to remove some trees along the easement, add a culvert, and clean up and narrow the fill that has been dumped to make it cleaner/easier access across.
 - Bylaw update – The board wanted to make a change to the bylaws that allowed us to present clarifications or amendments to the Rules and Regulations document as needed rather than once a year

at the annual meeting. There was a mistake in the wording that was sent out to the property owners. That wording has been corrected and a new version will be sent out to everyone and posted on the website along with process for opportunity to object.

- Ron H said he's concerned the board will be over-zealous and start changing the rules and regulations often.
- Juilene suggested perhaps changing the wording to allow quarterly updated to rules and regulations rather than make it "anytime".
- Linda said she's concerned with the fact that the board doesn't have any local residents and wants on site board members. Jill explained that the local residents have all done their time on the board and should not have to be on the board forever especially given how some property owners treat the board.
- Rules and Regulations Document was created as required by Colorado State Law. Property owners will have the opportunity to submit objections to the rules. The document cannot be objected to as a whole because we are required to have it and we need to have a place to start, so objections need to be to specific rules and regulations. If 51% or more of the property owners object to a rule, then it will not be adopted.
 - Jill explained the process for objections – Once the meeting minutes are sent, the property owners have 30 days to send their objections to the board with an explanation of the concern. At the end of that 30 days, the board will evaluate feedback and adjust, reword, or remove rules and regulations as needed based on the objections and feedback. We will have an open meeting to discuss the updated document and the board will vote on adoption. The adopted document will be posted on the website (the draft is currently on the website as well).
 - Linda said the board could vote to fine anyone for any small infraction anytime they want. Jill said fines are at the board discretion and spending all our time looking for things to fine people for is more work that we want.
 - Linda brought up having just a road association and not an HOA. Dissolving the HOA first take 67% vote by the property owners and a lot of legal work after that. Keith and Sean both said if people want to do that, they do the work to get the votes because the board isn't going to do the work for them.
 - Linda asked who will police the mailbox if people leave packages in there. We all discussed just putting them outside the package shed if they are in there for a long time. Sean said we can ask Dustin to keep an eye on the package shed as well. Laura said it shouldn't be an issue in the summer because UPS and FedEx should be delivering to people's houses so perhaps we start there and ensure they are doing that like they are supposed to.
 - Administrative items:
 - Please keep contact information updated with the board so you get communications. We frequently have email address that come back as invalid.
 - Laura C asked about having a contact update form on the website people could use to update info. Jill will look into it.
 - We have a new covenants committee and an easier process for construction approval. All explained on the website.
 - Linda asked why the construction deposit was refundable. Jill explained because that is what a previous board decided, so we've just kept it that way. She asked about changing it to non-refundable b/c of the road damage from heavy equipment. Jill said board would discuss.
 - Open discussion items:

- Juilene suggested having a pothole filling event in the spring to help with potholes before road maintenance is scheduled. Ted said he'd be willing to help fill potholes. Board liked this idea.
 - Tom and Laura mentioned that the new owner on the lot behind them started clearing and went into their lot. Laura wondered if the new owners were required to get a survey done. Ted explained what is required by county and a driveway permit is required. Board suggested Tom and Laura contact county to see if property owner has driveway permit or survey.
 - Tom suggested sending list of permits required by county in the new owner welcome letter.
- Discussion on Community Improvement Projects from proceeds from sale
 - Sean suggested adding culvert to bottom of ravine and getting track hoe to clear easement and improve the road down from Aspen Circle.
 - Jill suggested saving money and maybe paving road some day
 - Laura suggested a community library box
 - Jill suggested better secured snow poles along the road so they don't fall over each year. Ted said he's happy to help with that.
 - Tom suggested doing some fire mitigation along road easement.
 - Doug asked about beetle packs. Jill talked to the parks and wildlife office this year and we were too late, but she put her name on their contact list to purchase some for the neighborhood next year.
 - Tom suggested completing the Firewise certification
 - Juilene suggested twice yearly road maintenance.
 - Doug suggested adding a crown to flat areas of road to increase water run off to reduce potholes
- Keith reviewed budget for last year and proposed budget. To keep dues increase smaller, budget will run with a deficit which we can offset with some of the money from the lot sale. Motion to approve budget was approved by board.
- Elections - ballots were counted and board members are as follows:
 - LPPO – Jill, Keith, Mitch, Alison, Laura
 - LPPO representation on LPDRA board – Jill, Keith, Mitch, Alison
- Meeting was adjourned at 3:05p