

Shanahan Ridge Four Homeowners Association

Annual Meeting April 6, 2010

Minutes

Location: 3705 Silver Plume Lane, Boulder, CO 80305

Present: Rita Klees, Merilee and Jere Eggleston, Katherine Velasco, Jim Wyss, Dee Montalbano, Tom Patterman, Carolyn Kohler, Henry Mueller, John Gress, Janet Kilby, Carlos Martins-Filho, Karan Kozelko, Tanya Airiowitsch, Helen Petach, Andrew Ogden

The meeting began at 7:50 p.m.

1. Rita Klees called the meeting to order, welcomed everyone, and asked attendees to introduce themselves.
2. She then noted that she and Merilee Eggleston would be leaving the board and that two new residents, John Gress and Carolyn Kohler, had agreed to serve in their places. Merilee introduced them both, and Andrew Ogden volunteered to serve as well. No one else stepped forward. Merilee placed all three names in nomination, Rita seconded the nomination, and by a show of hands the attendees unanimously voted to approve the new board members.
3. Katherine Velasco presented the current financial information. She noted that primarily because of landscape maintenance costs and an unusual amount of snow removal this past winter, our expenditures are outstripping our income; hence, the increase in the annual assessment from \$253 to \$290, due June 30. She also explained that to motivate payment of that assessment in a timely manner, the board had voted to institute a late-payment fee of \$10 per month, with a grace period of 15 days following June 30.
4. Katherine pointed out that included in the 2010 landscaping budget was \$5000 for a relandscaping project on the Greenbriar median that the board had previously voted not to do this year, so the line item for landscaping as it appeared in the budget breakdown was erroneously high. Notwithstanding this error, our projected costs still exceed our projected income.

There followed general discussion of the costs associated with SR4 landscape maintenance, and the reasons and rationale for our spending money at all on the Greenbriar median. Merilee and Katherine presented some background on why we maintain it — we are required to as part of the PUD negotiated by McStain with the City of Boulder. Andrew Ogden pointed out that while we may be required to maintain it, the city does not specify in what way it is to be maintained and that we could choose to maintain it in a manner more similar to medians on Lehigh, which simply have large boulders and shrubs. Katherine explained that our association has so far chosen to maintain it to a higher and more esthetically pleasing standard as the entrance to our neighborhood. Also, it is significantly larger and wider than the medians on Lehigh.

Merilee also gave some background on how it came to be landscaped as it is. She explained that we got a landscaping plan from well-known local xeriscaper Jim Knopf, who assured us it would require little water or ongoing maintenance. When this proved false, adjustments to plants were made, more rocks were used, and in the process, more drip irrigation was installed to reduce water usage. To keep costs down, maintenance other than mowing has been done on a volunteer basis for the last decade. Now, with the changes to the planting areas in the direction of rocks, shrubs, and a few hardy perennials, maintenance needs in those areas have diminished to the point where this year for the first time we are adding them to the scope of work of Green Bein', our parking island maintenance contractor.

5. Helen Petach brought up the subject of snow removal, wondering if we could get a lower-cost plan from All-Pro than the one we currently have. She was under the impression that All-Pro clears all the walks in the neighborhood each time it snows; when Merilee reported that that had only happened the first time they came out, as the result of a misunderstanding, and that they charge us a maximum of \$190 to clear only the walks that are the HOA's responsibility, regardless of the depth of a given snowfall, she withdrew her comment and said she thought the cost was quite reasonable.
6. Karan Kozelko inquired as to the status of the Longwood fence line — whether the homeowners there had been put on notice concerning the location of property lines and our ownership of approximately five feet of land on the Longwood side of the split rail fence. She was particularly concerned about Longwood residents who had removed our split rail fence and replaced it with their own.

Katherine and Merilee reported that while the legal ramifications of the issue had been researched in 2008, at the time a claim of adverse possession on Hardscrabble was in the news, the board had ultimately decided that because of the potential for complicated oversight and possibly unwieldy ARC review requirements in those areas should we stake overt claim to them, it was in the best interests of Silver Plume homeowners to take no action at that time. Merilee explained that this had been a very difficult issue, but that the thought process of the 2008 board was that since we do not make actual use of the five feet, should a Longwood homeowner bring a claim of adverse possession and gain legal ownership of it, it would not harm SR4 in any material way. And with the passage of recent laws, any successful claim of adverse possession would require the claimant to purchase the land from SR4 at fair market value.

Some attendees — Karan, Andrew, and Jim Wyss — felt it was important to put Longwood homeowners on notice of the location of property lines regardless, particularly in cases where our split rail fence has been removed. The new board indicated that it would make pursuing this issue a priority.

7. Andrew Ogden asked if there was a less expensive alternative to split rail fencing. Henry Mueller said he was unaware of any fencing other than chain link that is less expensive. There was brief discussion of the possibility of using recycled materials, and the new board indicated they would explore alternatives to split rail.
8. In seeking an answer to homeowner queries about street plowing this past winter, Merilee reported that she had spoken with Felix in the street maintenance division of the city Transportation department. The City of Boulder does not currently allow private contractors to plow city streets; it is a violation of city code. The city's concern is liability that could stem

from unregulated placement of plowed snow, potentially causing accidents or ice dams that could lead to flooded properties. There is also risk of damage to city infrastructure such as curbs and fire hydrants. Felix urges residents to call the snow dispatch desk during storms (303-413-7109) to get a blocked street plowed. Dee Montalbano noted that the city had actually plowed Silver Plume twice winter before last when several of our residents called that number.

9. Jere Eggleston presented a brief report of the Architectural Review Committee. He said that although there had been relatively few architectural submissions in 2009, some residents had installed solar panels, and he reminded everyone that while the ARC cannot dictate placement or type of solar panels, they do request a submission prior to placement in case there is an alternative arrangement that might be more esthetically pleasing or less obtrusive while not compromising the ultimate function of the installation. He also mentioned one paint scheme approved in the neighborhood in 2009 that when completed did not actually fall within the covenant parameters. He said this error would result in the ARC's requiring larger samples of colors not previously approved to be painted on a house in several spots prior to approval.
10. Katherine brought up the subject of clotheslines in the neighborhood and pointed out that the City of Boulder currently requires that homeowners be allowed to use them, regardless of any covenant restrictions. Jere pointed out that our covenants don't prohibit clotheslines, only that they be kept out of sight of the street and neighbors. There was general agreement that given the configuration of our neighborhood, that would be difficult to do, but since the city's requirements trump those of our covenants, the point is moot. No one expected this to be a particular problem.
11. Carolyn Kohler spoke briefly about the Shanahan Neighbors for Climate Action, a local environmental group that both she and John Gress are involved with. She explained what the SNCA does and that it attracts some very high-profile speakers from time to time.
12. Rita Klees provided an overview of the current mountain-bikes-on-trails feasibility study being conducted by the City of Boulder. She reported that they are looking for input from the public and that neighborhood liaisons have been chosen for that purpose. Katherine Velasco reported that our liaison is a mountain biker with a bias in favor of his sport.
13. Carlos Martins-Filho expressed concern about the invasive nature of the willows growing in the common area near his house (3696) and asked whether it was possible to eradicate them. Merilee reported that this issue had been researched several years ago — they can be eradicated, but only with chemical applications that have traditionally caused concern and drawn opposition in the neighborhood. Janet Kilby wondered if with the willows gone, the water table in the area would change and lead to more water in the basements of homes adjacent to the stand. No one had an immediate answer to this query.
14. Karan Kozelko asked about doing a study of the drainage around the entire SR4 subdivision, and whether the results of that might lead to a way to mitigate flooding on a neighborhood-wide basis. Andrew reported that from his experience in SR7, there wasn't much to be done on that basis, because there is simply a lot of water flowing through our general area. He felt it was more effective to address the issue of flooding on a house-by-house basis. Jere pointed out that McStain had graded our subdivision improperly, with every house about a foot too low and some driveways sloped to allow water to flow downhill into some houses. He also reminded everyone that the local geology has resulted in a

perched water table that forces ground water to flow near the surface, exacerbating the problem. Also, in the presence of that water table, city water lines from the street into the houses can actually act as French drains, channeling water into some crawlspaces. Dee Montalbano asked if it would be a good idea to have a backup sump pump, and Henry replied that it would. Karan said she would still like to see a neighborhood survey on flooding done.

15. Katherine Velasco proposed May 8 as the date for our annual spring cleanup, with May 15 as a rain date. Everyone agreed to those dates.
16. Henry Mueller reminded the group that the State of Colorado has grant money to provide rebates for new installations of energy-efficient devices and materials, with applications to start April 19. Information is available at www.colorado.gov/energy.

The meeting adjourned at 9:40 p.m.

—Merilee Eggleston
Outgoing Secretary, Shanahan Ridge Four Homeowners Association