

Shanahan Ridge Four Annual HOA Meeting
March 18, 2019
George Reynolds Library Community Room

Meeting called to order at 6:30 PM.

Bob Evans (President)

Other officers present: Don Middleton (Treasurer), Ed Sacks (Secretary)

Architectural Review Committee (ARC): Jere Eggleston

Landscape: Merilee Eggleston

Bookkeeper: Katherine Velasco

NECO-pass: Don Middleton

Attendance taken – on sheet

Handouts: Agenda, Minutes from annual HOA meeting of April 2018, Financials,

Introductions by all attendees

Minutes of previous annual HOA meeting (April 3, 2018) approved.

Treasurer's Report (Don Middleton):

As of now, we have a total reserve of \$32,000 (approx.) in cash assets, a reasonable cushion in case of unexpected expenses.

Last year's dues were \$330. Dues for 2019: \$380.

Review of 2018: sprinkler repair was \$600 over budget; not sure what's going on there, so we've budgeted more for 2019. However, overall Outdoor Maintenance was somewhat under-budget. Professional fees were also under-budget, as was Snow Removal. No fence repairs last year, but we have allocated to this year's budget, last year's budgeted but unused amount for fence repairs (\$1500). Excessive water costs (ca. \$630 over-budget) may be related to malfunctioning sprinklers. In 2018, we had ca. \$3500 net income, almost \$2000 above budget projection.

Looking ahead to 2019: we added a category for Information Technology. For our accounting needs, we're evaluating "Quickbooks Online" (QBO) and we have continued costs for web-hosting. Some money has been allocated for web site consulting if necessary.

Insurance has increased from \$450 to \$800. Directors and ARC members are now individually covered. (Insurance will now be more than \$800, since, as appears below, we have added two new Board members, to a new total of five Board members.)

Outdoor maintenance: we've added a Fire Mitigation category, and have budgeted \$1900 for this. We haven't decided what actions we're taking yet: some tree work (e.g., removing junipers and other risky trees), landscaping, possibly mowing.

Snow removal: at this point, we're \$600 below our budgeted amount, but we're creeping up on the budgeted figure, and we may go over in 2019.

Fence repairs: budgeted for \$1500 this year, and we need to begin to work on these.

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Water: budgeted for \$1200, but hopefully we can reduce that. Hopefully, sprinkler activity will go down in 2019, if we make the necessary repair.

Budgeted/projected Net Income for 2019 is \$55.

New debit card, which we'll use for Quickbooks Online, and which we may be able to use for other purposes. We're also looking to be able to have residents make dues payments online.

Fiscal Year (FY) 2018 taxes have been submitted, thanks to Katherine Velasco. Katherine had been handling the Treasurer's job for years -- I became Treasurer last year -- and recently Katherine has been kindly acting as SR4 Bookkeeper. (Merilee Eggleston has also been helping with financial matters.) A big thank-you to Katherine and Merilee. At this point, I will be handling payments and receipts. There's always the possibility of looking into hiring a part-time bookkeeper, if that should be necessary.

NECO-pass: we came up with enough to cover Shanahan Ridge East, which consists of SR4 and SR5. Contract has been signed, but we will be meeting to see what we can do better for 2020, as SR5 had some challenges in meeting its goal, due to cost hikes.

Motion to approve budget was made and seconded. Budget passed unanimously by voice vote.

Bob Evans: This budget has to have some elasticity to it. We work hard to keep to the bottom line. With that in mind, the budget has been accepted by consensus. Our accounting firm is Wealth Baristas. Don and Katherine will work together during a transition period, while evaluating Quickbooks Online. If necessary, we'll go to an accounting firm. The Quickbooks online plan we have doesn't do budgeting, though. We may have to go with a more expensive Quickbooks plan.

ARC (Jere Eggleston) — all outside modifications to homes need to go through ARC, and ARC needs to be informed about all outside work. Pre-approved paint and shingles will be updated. The ARC is a resource for renovations inside and outside. Henry Mueller's specialty is home design and energy savings.

Another topic: hardening of our homes is also something we can help with, for example: fiber-cement siding. Jere built his house with fiber-cement siding and it is non-combustible, and now comparable in cost with other siding. It's fine to do a hybrid using fiber-cement in some places, e.g., overhangs.

Bob: I've heard a figure of about \$20,000 to re-side an entire house.

Landscaping (Merilee Eggleston): south end of Greenbriar median is done. No big installations this year. We lost a crabapple in SPC, but that's not a big item. We'll do the usual mowing and

trimming. Tree work as needed for safety and tree health. Safety is related to liability. If you know of any trees that look dangerous, let Merilee know.

Fire mitigation: we have several ponderosa pines. Easy-to-do mitigation would be to limb them up a bit off the ground, and judicious weed-whacking.

There are some large junipers in parking areas that will need to be removed. These are sight-line hazards, as well as hazards to parking. This also relates to fire mitigation. There is a clump of junipers at west end of Silver Plume Lane: a fire hazard that will need to be removed.

Some of the extra water usage may have resulted from city work. But we are using inexplicable amounts of water — not sure why. We have looked for a leak but haven't yet found one. SR5 is in process of redoing their whole irrigation system. Our water leakage is occurring when water is on, not when it's off.

Looking for eco-friendly company that will weed our parking patches. This past year, Merilee sprayed a nontoxic substance on the vegetation at the parking islands.

Merilee has applied for fire-mitigation on specific date (May 4), and we have received a \$500 grant. A company will come out to chip any tree limbs we take down. May 4 will be our annual cleanup day.

(John Bevilacqua): Individual homeowners need to trim up trees by 7 feet, which overhang the sidewalk.

Fire-mitigation (Bob Evans): we're 58 houses in close proximity, surrounded by grassland. These factors increase danger of fires in our community— either house-to-house or from common area. Over time, we have a drier, hotter climate. We are connected to Boulder mountain parks. The Waldo fire in Colorado Springs was in a similar environment (though those houses weren't as close as ours).

BFRD has resources to help us. If things might catch fire, they want to lessen chance of that happening. The Board, Landscaping Committee, and BFRD have been working together to develop a plan for our HOA. We're part of a pilot project with BFRD, which they hope will be a model for other HOA's. Annual clean-up day will be helpful; also Jere will be attending Wildfire Academy.

The Board has a significant legal duty to preserve and keep safe the common areas. (The "common areas" belong to SR4, as opposed to "open space", which belongs to the City.) We have to be prudent as we attempt to balance these two goals. We sent out the Wildfire preparedness guide. We are working with BFRD re what will help our community. They will help with both common areas and individual homes. With homeowner's permission, BFRD will enter anyone's property to advise on ways to harden homes and reduce the risk of fire damage.

We're looking for grants here.

What does our community want to happen? What is your level of knowledge? We've been

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working with BFRD in developing a questionnaire to receive guidance. They will also conduct focus groups to work with us.

In response to a question, Jere indicated the names of all our contacts at BFRD, with whom we've been working.

Starting very soon: prescribed burns will take place.

There are other issues relating to our homes and their proximity to each other: vegetation, e.g.

We have problems with ground water, so some solutions may not work b/c of ground-water issues.

Bob Evans' house as an example: 5 feet from property line. We have removed all vegetation touching the common area and replaced that with gravel and flagstone. We also cleared underbrush, removed some trees, and limbed some others. This was not inexpensive.

Ed: BFRD has thrown all of their resources into this to help us: surveys, focus groups.

Jere: there is a citizens' wildfire academy. Jere handed out info.

Jim Velasco: can anything really help with a major fire?

Jere: they will do an individual assessment of each property, if you want that: what you can do to reduce your risk. Eaves and overhangs are places where new siding will work. Double-pane glazing works. Roofing materials are important, though the whole neighborhood already has asphalt shingles which are the safest. Gutters need to be cleaned. Enhanced sprinkler systems can help.

Alan Taddiken: In California, sprinkler systems were very effective in saving homes from wildfires.

You have to reduce fuel. Hosing down helps but reducing fuels is more important.

Helen P: if you wipe out the system around you, you can create other problems. We shouldn't mow down the entire open space. We have a resilient system of wild plants, and should not cut down all the trees. We have one of the only remaining high plains prairies. We shouldn't do crazy things. We need to distinguish what makes sense and what's crazy. Helen volunteered to help with this. She subsequently was elected to the Board.

Bob: BFRD isn't suggesting that we mow the entire common area. Everyone should have a "take me" box to take essentials with them in case of an emergency. We need to be able to evacuate

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quickly. We're looking for a balance.

(Someone asked:)) What is the \$1900 for, in the fire mitigation category? Don explained that that was an estimated projection at this point, but we need this in order to have some flexibility to begin working on fire mitigation. Don: junipers have been called "gasoline trees." Merilee: we have always had a policy of allowing for mowing several feet at the edge of individual properties, into the common area.

Question was asked: who approached whom first (fire department or us?): Merilee explained that SR5 was approached by the fire department, and SR5 came to us, which then led to our meetings with the fire department. We didn't seek this out.

Voting for Board members: the following were elected (or re-elected) close to unanimously to the Board by secret ballot. Before voting, the new candidates (Helen and Loren) spoke briefly about their background and qualifications.

- Bob Evans (re-elected)
- Don Middleton (re-elected)
- Loren Morshead (newly elected)
- Helen Petach (newly elected)
- Ed Sacks (re-elected)

Bob: the annual SR4 party will probably be on July 14.

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Edward Sacks, Secretary