

Village Lot Owners Association, Inc.
2019 Annual Meeting Minutes
October 26, 2019, Winter Park Mountain Lodge

President Doug Crocker called the meeting to order. Doug acknowledged the official Notice of the 2019 Annual Meeting dated October 7, 2019. A quorum was reached.

The Minutes of the 2018 Annual Meeting were approved unanimously without modification.

Treasurer's report: Doug Foster indicated the books were balanced and the Association would be slightly over budget for 2018. Financials were approved unanimously.

Main Access Road (AKA South Road): For the first time the road required grading three times during the summer and fall and still deteriorated quickly. The volume, lack of moisture, and the Ten Mile Creek Estates gates being once again out of service for the entire summer all played a role in the deterioration. However drivers speeding and exceeding the posted speed limits was and is the primary reason the road does not hold up.

As noted in a 2009 study by the Federal Highway Administration on gravel roads:

Vehicle speed greatly contributes to washboarding; according to Stephen Morris, lead physicist for the University of Toronto study, "The hopping of the wheel over the ripples turns out to be mathematically similar to skipping a stone over water." He explains that just as "a skipping stone needs to go above a specific speed in order to develop enough force to be thrown off the surface of the water," vehicles need to be moving at a certain speed in order for washboarding to occur. Places where drivers routinely accelerate rapidly or brake hard are also particularly prone to corrugation — so one way to reduce washboarding is to simply lower the speed.

Although the Association will continue to explore the possibility of paving the main road from the Highway to the Val Moritz Village sign there are a number of factors that will render that a lengthy, complicated, and expensive proposition. So in the meantime the Association is making plans to have mag-chloride annually applied to the main road from the Highway to the top of the hill and breaking the internal roads into three sections and rotating the application of the product to those roads every three years. It was pointed out that because of the characteristics of the road and other factors, the application of mag-chloride is experimental, although the product will accrue over the years and hold up better each year. Driving habits will also impact the effectiveness.

Increase in HOA Dues and Change in Due Date: In the near future there will likely be another group of lots that will have been combined with neighboring lots via the Amended Plat process and thus less revenue to the general fund once again reduced. This, combined with the cost to apply mag-chloride will result in an increase in the HOA dues of approximately \$150.00 per year. In addition, for the best results mag-chloride should be applied in the spring. Given the cost of this product is approximately half of our current annual budget and will need to be paid for in the spring, the Association will begin sending out dues statements earlier in the calendar

year with an earlier due date than in the past to help assure we will continually have adequate funding to cover this annual expense.

Update as to the Sale of Granby Ranch: The Board was informed in late 2018 that Granby Ranch was being sold and would likely close sometime in or around February, 2019, obviously that did not occur. There was no new news to convey. Doug Crocker did point out that Val Moritz Village was fortunate to be in close proximity to the Granby Ranch and in order to maintain a good relationship all owners using their trails etc., should obey the rules and realize that it is a privilege that can be lost.

Possible Installation of Fire Hydrant in Val Moritz Village Homeowners insurance in the mountains continues to be a challenge. Although the distance to the nearest fire station is not far from Val Moritz Village we have no fire hydrant. We are currently exploring options for establishing a fire hydrant or two. One option would be to extend a water main from near the Granby Ranch ski lodge or maintenance building to one of our main roads at the north end. If this can be accomplished the hydrant would also come in handy once we commence with applying mag-chloride on the roads for water is needed during the application and treated water would be preferable to pond water. In conjunction with that effort we are also exploring the possibility of getting permission to install a dry hydrant in the pond on County Road 88 located about halfway between the Highway and the Val Moritz Village sign. However given the uncertainty surrounding Granby Ranch that may prove difficult, at least for the near future.

Dead Trees: Even though the vast majority of the beetle kill trees were removed years ago there are still trees that need to be removed. The Association will attempt to line up a company or individual that might be willing to remove the remaining trees in bulk for either the firewood value, or a nominal fee. Owners with dead trees on their lots will be receiving additional information regarding this issue. There is no guarantee we will be able to line up anyone to remove the trees for the firewood value, so if you have dead trees on your property and you don't want to pay to have them removed, you should probably remove them as soon as possible.

Other Business: President Doug Crocker encouraged any owners that may have issues or concerns to contact him, and that he would also be fielding any comments or suggestions regarding the restated Guidelines. He also stressed that owners really need to read the governing documents. Owner Sarah Martin said that she was told that the annual meeting was the place to raise issues and concerns but that it is very difficult for her or Phillip to attend once a year so they should be kept informed in other ways. She also questioned the Board's quality of communication and said some of the emails she has received were "harsh and unfriendly." She wanted to know who actually writes the emails. Cliff Foster pointed that in most circumstances the entire board has input pertaining to letters and notes and approve them prior to being sent. Doug Foster pointed out that in some circumstances it gets old for everyone when certain owners constantly violate the rules and regulations, he added that some owners require more maintenance than others. Several owners pointed out that a recent email sent by a resident to selective other residents in response to a note the Board sent to all residents regarding a complaint of motorcycle and minibike joy riding in the neighborhood led to a great deal of confusion. A resident certainly has the right to send emails to some or all other residents

soliciting or petitioning on behalf of their cause but it usually creates a great deal of unnecessary problems. Back and forth emails attempting to get a rule changed or modified is not the appropriate process. Some of the resulting back and forth replies went to certain residents, but not others, to some board members, but not others, pitted residents against other residents, and led to a confrontation. The general opinion was the entire ordeal was poorly handled and such a practice should in the future be avoided. Doug Crocker reemphasized that should any owner have an issue to contact him and he will bring it before the Board. He also said that the Board ends up addressing most issues electronically but does occasionally meet in person, however because we're all volunteers with real jobs those meetings generally end up being at the last minute, however the Board does post the meetings regardless. It was suggested that instead of just posting the meetings on the website that all owners should be sent an email.

An Informational Note: As has been pointed out over the years Val Moritz Village is a pre-CCIOA (Colorado Common Interest Owner Association) subdivision (1971) and the Bylaws do not require the Board to notify membership every time they are going to meet. The Association has however adopted a policy to post a notice of board meetings, and certainly if any owner has an issue they can contact a board member and request that board member either present said issue at the next meeting or the owner may attend themselves, However, as the HOA's President has constantly conveyed and feared, and those fears confirmed with the 2019 annual meeting attendance, if every board meeting turns into abbreviated annual meeting members will be far less likely to attend the annual meetings. In fact the 2019 annual meeting was represented by only one vote over the minimum required for an official meeting. Two fewer lots represented at the meeting and there would have been no annual meeting, which would create an entirely new set of issues.

Doug Crocker suggested that the community newsletter a few owners had started a few years back but abandoned on account of limited response would be a good way to communicate to membership. Mary Jo Wright, Marty Euwema, and Linda Crocker will attempt to revive the newsletter.

Election of Director: The term was up for Board Member Bruce Thomasson. Bruce volunteered for another term. Bruce was unanimously elected for another 5 year term. The board informed membership that there would likely be openings on the board this coming year. A few owners indicated interest in filling those vacancies.

The meeting adjourned at 11:00 AM.