

DRPOA April 18, 2001 Board Meeting Minutes

Meeting called to order at 7:20 pm by the President. Lore, Bryan, Gary, Dave, Jane Spooner, Diane Brand, Kathy Rheinburger and Bill Ebert were in attendance.

- 1) Bill Ebert was invited to discuss the harmonization of the Covenants, Articles and By-Laws. He briefly went over the changes and pointed out several areas where the Board will have to decide if it wants to change the documents further. They are:
 - a) Guidelines for Quorums
 - b) Who can change the by-laws
 - c) Page 9 Article X
 - d) Page 10 – the amendments section
 - e) Publishing the agenda for the annual meeting prior to the meeting
 - f) Voting requirements for changing the Covenants were not changed, but it was recommended they be changed.

- The approval process will be the Board, the attorney, the Association, the attorney and then submitting the final documents to the County. The approval by the Association is currently required for the Article and Covenants, not the By-Laws. Mortgage companies would also be required to approve the changes to the Covenants. Jane informed the Board of the time it took the last time typographical changes were made.

- 2) We discussed the defeat of the Juvenile Sex Offender Facility in Pine, and that Bud Moore received the award and was not backed by HOME in the second round of bids.

We will receive all of our money back less legal fees. Brent will contact HOME to assist with the return of our donations.

- 3) Hospitality Committee update
 - Deb Hall has stepped down as chair. Bonnie McAtee is acting. We are contacting other community members to drum up involvement.
 - New pages for the directory will be handed out at the picnic.
 - Picnic plans will be started at the next meeting and Gary Lenhart has offered his yard for this year's picnic.
 - We are trying to get the newsletter out in the next week. We have set up a hotmail account for everyone to submit articles to the newsletter (drletter@hotmail.com)
 - Lore asked Jane to provide copies of all of the prior newsletters in an effort to pass on information to the next person.
 - The recommendation was made to email the newsletter to members of the community that would be interested in receiving it that way. And adding email addresses to the directory.

- 4) Forestry Committee update
 - The forestry department is offering a defensible space program to DR homeowners for free if they fully participate with the remove of the marked trees.
 - Connie Williams and Dave Jones have stepped down as co-chairs for this committee. Jane Spooner is acting chair and has offered to stay on as a co-chair. The recommendation was to combine this committee with Pine Beetle and have both current chairs co-chair the new committee.
 - At the next meeting we will discuss programs for DR to handle the slash issue.

- 5) Pine Beetle Committee update
 - Dick McAtee has stepped down as chair and John Alme has taken over.
 - Spraying information will go out in the newsletter. They will spray in May.
 - Jane will contact John to discuss combining the committees and the decision to call neighbors regarding their infested trees. Jane is to contact Ted Bendalow and Dan Barth regarding infected trees on their lots.
 - The Board decided to have the committee personally contact these neighbors to discuss their trees because of the short time we have to cut and remove infected trees before the beetles fly and the County deadline of May 15th to contact them with issues. Dave was heavily opposed to this decision

- 6) Treasury report was distributed.
 - Dues are still owed by Ted and the lot Barth is purchasing. Gary will contact McAtee's regarding the vacant lot and will compose a letter to Ted regarding his dues.
 - The CD that came due rolled-over. The others happen in the fall.
 - Lore requested copies of all letters that have been sent out to put in the correspondence binder.
 - Copies of insurance were given to Dave for review and to be returned to Gary for the files.

- 7) Water Committee update
 - Pond repair will happen in a couple of weeks. They will put everything on the hill to dry out and return in 2 weeks to haul it away. Bryan will contact Gail Hite to discuss her pond and will try to set-up a meeting with Gary, her and the contractor about it.
 - Well depth, according to Bill Ebert's information, is not an issue because it was not part of the water decree.

- 8) Design Review will complete the new remodeling portion of the Standards by July.
 - Lore requested a copy of latest standards for file.
 - Bryan is not sure when Barth is due to complete his latest house, but will check the expiration date on the \$10k retainer.

- 9) Roads Committee update
 - Contract with Ragsdale for next year will be finalized in the next couple of days.
 - Barrels for chemical de-icer will be purchased and prepared for placement sometime closer to fall
 - Most people were willing to change garbage companies. We will put a vote in the newsletter for the final transition approval.
 - Dave is due to walk with Larry through the neighborhood regarding guard rails, weeds and dredging.
 - Dave informed the Board of a lawsuit that occurred in another state in which a woman received \$14M as the result of an accident on a private road. Dave is looking into an umbrella policy that would help protect the community for this type of liability. We discussed other protective measures: the approved sand barrels, a "private road" sign to be added to the existing road signs, guard rails. Dave will get more information on the lawsuit for further discussion.

- 10) Lore confirmed Jane had the sign to announce Board meetings and let her know they have been scheduled for the 3rd Wed of every month.

- 11) The Telecom towers will not be voted on until May. Jane informed us the major issue is multiple users. The current company does not want competitors using their tower and the County/community does not want multiple towers.

- 12) We had two Zoning letters. Both were old. One involved the new development at King's Valley, 33 houses on 16 acres. Jane informed the Board they were requiring the developer to put in a light to eliminate accidents that would result from increased traffic at that intersection.

Meeting ended at 10:20.

H.O.M.E. P.O. Box 222 Pine, Colorado 80470

23 March 2001

To: Pine Gulch Lease Fund Contributors

Re: Developer's bid for State Land Board parcel

The ground has shifted rather dramatically and quickly over the last two weeks in our effort to prevent Jefferson County from obtaining control of the Pine Gulch property. As you probably know, Ron Holliday made a recommendation to the Jeffco Commissioners (BCC) on Wednesday, March 21 that the county pursue a special use permit for the north Golden acreage. In effect, they've changed their minds, and now intend to place the "group home" there. BIG WIN for us.

Mr. Holliday and members of the BCC made clear that it was our effort at the State Land Board (SLB) which drastically slowed their schedule, and the fact that they already owned the Golden property, which forced the change. They still intend to build this type of facility, and they have to go through a hearing process during which we can expect Golden to vigorously urge them to reverse course again. They also will resubmit their March 1 bid unchanged to the SLB, and will hold the site as a "backup" possibility.

Involvement in the State Land Board process has made it abundantly clear that the SLB's sole objective is to make money off their entrusted lands, and that they actually consider themselves legally unable to take community plans or concerns into consideration when evaluating an offer. Larry Buzick, Manager of Commercial Property at the SLB, is quoted in High County News with regard to another SLB parcel "A lot of local governments would rather keep it as open space, and if they want to pay us market value for it, great. But the board's mission is not to provide free open space."

At their last meeting the SLB took advantage of a competitive bidding situation, and changed their stated process and requirements in an effort to shorten the time to closing, and increase the amount of money they would require as down payment. Given that the property is burned, and the state and county process of testing for landfill runoff will be lengthy, the land board was asking the buyer to make a large commitment without sufficient time for due diligence.

The SLB's schedule was unreasonable for the developers with whom H.O.M.E. worked to compose the original bid. Bud Moore chose not to proceed with another bid one week before the March 26th deadline.

H.O.M.E. immediately turned to Butch Burbach and Dan Mauritz, both members of our community who have been involved throughout this acquisition process. We have negotiated an agreement that increases the allowed cluster housing to 60 home sites, or alternatively 35 acre lots. Even with the increased numbers, the topology makes it unlikely that any of the cluster housing will be visible from the adjacent subdivisions.

Account Balances Report

As of 3/25/01

4/18/01

Page 1

Account	3/25/01 Balance
Bank Accounts	
C. D. #1	6,443.58
C.D. #2	15,713.69
C.D. #3	10,487.89
Checking	10,758.03
Escrow Construction	4,144.77
Money Market	2,074.89
Petty Cash	66.20
TOTAL Bank Accounts	49,689.05
OVERALL TOTAL	49,689.05