

Tanoa Homeowner Association - October 30, 2006 Board Meeting

Place: The home of John and Jean Moore

Attendees: Roger Hoaglund, Homer Castor, Dean Johnson, John Moore, John Engstrom, Jean Moore, Beth Kwiat

Time: Commenced at 6pm and adjourned at 8pm

Meeting Minutes:

1. President – The resignations of the previous President and one Member at Large will be accepted in writing. Policy updates for clarity are being pursued, including penalties for covenant violations.
2. Treasurer – Collection of dues is targeted for completion by end of November.
3. Secretary – THOA website updates are in progress, including posting of board meeting minutes, updating the neighborhood directory, updating the realtor page, summarizing new policies, and adding a general contact for issues/inquiries.
4. Architectural Committee – One landscaping request was reviewed and approved.
5. Maintenance Committee –
 - a. The repainting of the street signs will be complete in early November.
 - b. The 'no soliciting' signs will be installed during the month of November.
 - c. We received three quotes for the road maintenance of the private roads. This year, we will caulk the cracks. During Spring, 2007, we will seal the surfaces. This effort will extend the roads for another 8-10 years. In the meantime, we will put budget aside for resurfacing the roads in the next 10-15 years.
 - d. Traffic safety: The 3-way intersection at Bergen Peak and Elk View Drive was not approved by the County for a 3-way stop due to volume thresholds not being met. Likewise, gating our Tanoa neighborhood was not approved by the County due to volume thresholds not being met. We discussed 'children at play' signs but dismissed on the basis of little to no impact. We will begin by sending a polite letter to Elk Summit to please slow down while driving from their neighborhood. We have suggested to Tanoa residents to do the same.
 - e. Burglaries: Tanoa residents are asked to support an ongoing community watch.
 - f. Dean will speak with Elk Summit to compile another agreement for the road maintenance of the shared portion of Elk View Drive leading up to Elk Summit.
 - g. Roger will research the investment option for the balance of the road maintenance monies.
 - h. It was agreed that Charles Dean Johnson will be the THOA Board signature person for the joint THOA and Elk Summit HOA (ESHOA) bank accounts and CDs that have been established to provide funds for road repairs of the shared THOA and ESHOA roads located at the top of the Elk View Drive leading to Elk View Summit sub division.
6. Special Committee –
 - a. SB100/89 – Fred Well's recommendation regarding SB100 /89 was reviewed. In June, we will need to have 67% of homeowners signatures on two recitals: one for SB100/89 compliance and the other to add to the THOA the last three houses on the south – west end of Tanoa Rd just prior to Blackfeather.
 - b. Tract E – We are now waiting for Jefferson County to perfect their position. 67% signature from Tanoa residents may be required by early Feb, 2007 if the THOA board believes a position change is in our collective best interest.
7. Other business –
 - a. The THOA Board agreed to send \$50 to Enable to continue supporting our THOA and other homeowner organizations. Roger will forward Enable minutes from previous and future months. We will forward to homeowners.
 - b. Stagecoach Park will be developed in Spring, 2007. EPRD is pursuing with the County a park access solution using the tunnel under Hwy 74 near Stagecoach, thereby mitigating risk to pedestrians posed by the intersection of Stagecoach and Hwy 74. EPRD will contact us if this solution requires the use of THOA land.
8. Next meeting - Monday, 4Dec at 6:30pm at the home of John and Jean Moore.

Tanoa Homeowner Association – December 4, 2006 Board Meeting

Place: The home of John and Jean Moore

Attendees: Roger Hoaglund, Homer Castor, Dean Johnson, John Moore, Jean Moore, Beth Kwiat

Time: Commenced at 6:40pm and adjourned at 8:20pm

Meeting Minutes

1. President – The THOA Board accepted the resignation from the former THOA Board Treasurer, Ann Lane. In accordance with the bylaws, a current board member can be elected as Treasurer by Board vote. Jean Moore was elected as Treasurer for the remainder of the term year.
2. Treasurer – We reviewed the balance sheet for the Tanoa Homeowners Association as of 10Nov06.
3. Secretary - Roger will evaluate whether his resource can manage updates to the website or if it is necessary to contract with a vendor. Updates are required as soon as possible to ensure that users of the website are clear on current contacts as well as to update reference documentation.
4. Architectural Covenant Committee -
 - a) Covenant violations were reviewed and next steps discussed.
 - b) Landscaping requests were reviewed and next steps discussed.
 - c) SB 100/89 compliance - Architectural and Covenants Rules and Fines Policy updates were reviewed. Any covenant violation will be fined via a uniform rate schedule according to a Board approved amendment to that proposed by Dean Johnson. The effective date for the new Covenant Enforcement Policy is the date of these minutes. The policy will be posted on the THOA website.
5. Maintenance Committee -
 - a) Private Road Repairs – We repaired a portion of the private road according to need. In mid-2007, the committee members will walk the roads to assess maintenance and capital improvement requirements. In another 5 years, we will need to resurface the top 2" on the private roads. The committee will measure the area and estimate the cost for budgeting purposes. This resurface is expected to last for 15-20 years.
 - b) Elk Summit/THOA Road Repair Agreement – We have collected the last payment for deposit. We have (2) CD's – one matured on 21Oct06 with a balance of \$7327 and the second expires on 28Feb07 with a balance of \$9476. Dean will deposit the remaining two checks into a separate CD valued at approximately \$2K.
 - c) Investment of Funds for Private Road Maintenance and Reserves – The THOA has an estimated \$30K to invest, allowing budget for near-term budget items. The THOA Board decided to invest \$15K in a 5 year investment vehicle at 5% and \$10K in a 2 year investment vehicle at 4.8%, and \$5K in a 91 days investment vehicle at 4.5%.
8. Tract E - Ownership claims are still under evaluation by the County according to review of the THOA Attorney's summary letter of current situation. We will review next month for updates.
9. Tanoa Filing #3 lots – The THOA Board will address concurrent with Tract E.
10. SB100/89 Resolution - Alternative Dispute Resolution – For all claims and disputes other than collection of delinquent assessments, we will proceed with a Negotiation and Mediation methodology according to the Board approved proposal presented by Jean Moore with

amendments proposed, including a final review by Fred Wells, lawyer. The effective date for the Alternative Dispute Resolution will be as of the date of these minutes. The Resolution will be posted on the THOA website.

11. Sanding of steep portions of Elk View – The maintenance committee will pursue (2) quotes from snow plow contractors. Our current snow plow contractor does not support.

12. EPRD Easement on THOA property near the box culvert just north of Stagecoach and Hwy 74 – The THOA Board considered EPRD's request for an easement on THOA property near the box culvert just north of Stagecoach and Hwy 74. Prior to approval, the THOA Board will require waiver of liability for users of the path. Additionally, the THOA Board will specify one easement, not multiple. The exact location of the easement and design is pending. EPRD is currently pursuing approval from the County and others.

13. Road Safety - Elk Summit Board President was contacted by a THOA Board member regarding safety of driving through Tanoa from Elk Summit to the intersection of Elk View Dr and Bergen Peak Rd. Elk Summit will address with their homeowners.

14. Next Meeting – Monday 8Jan07 at 6:30pm at the home of John and Jean Moore.