

Tanoa Homeowner's Association Board Meeting

Meeting Minutes April 6th, 2015

1. Called to order – 8:00p
2. Attendees – Jeff Tripp, Jenn Tripp, U Quint, G Greene, D Linke, E Skagen, B Rigo, B Kwiat
3. Review and approval of minutes of preceding board meeting dated October 21, 2014 - Approved
4. Old Business:

A) Summary of meeting with Elk Summit HOA (Patricia Schmidt - Pres)

i) Open Space Maintenance – All agreed Elk Summit owns the space and they agreed to clear the dead trees.

ii) Dangerous Intersection of Elk View and Bergen Peak

a. Trimming trees in front of S Peter's house – B Rigo will address

b. Traffic Study completed by Robert Grig, Jeffco Traffic Technician and resulted in no justification for 3-way stop sign – not enough traffic to justify, instead will add wording on sign to yield to people on right

iii) Increasing size of speed bumps – they are standard height and we will not adjust

B) Entrance backflow valve replacement/spring turning on of sprinkler system and cage

On May 1, G Green will request vendor to turn on sprinklers on Mother's Day. G Green will also pursue a proposal for replacement of the cage with the same vendor. Plan to place a rock in front to protect the cage and the valve. Vendor: Morrison Backflow 720-480-9604 for cage and valve inspection. Additionally, G Green will pursue quote for vendor to apply heat tape as insurance while water is on. J and J Tripp will research rock size needs. Planning to request rock donation by neighbor.

C) Introduce knapweed eating bugs as a knapweed mitigation strategy. Per info from weedbusterbiocontrol.com, this solution requires 3 years before it appears to work. BOD doesn't believe is realistic and therefore will not pursue. Will continue to recommend Lam Tree to spray selectively for \$115 minimum.

3. New Business

A) Budget - Erik Skagen

Have moved to a calendar year budget view. E Skagen will reach out to ESS Schneider to itemize snow removal invoices. Will continue to budget for tree removal along Stagecoach. Don't believe we need to resurface this year however will need to consider a budget entry to cover resurfacing or sealing, and potentially repaving, given roads were paved in mid-90's. Repaving/resurfacing includes east-west Elk View, community drive off east-west Elk View, the north drive from Tanoa near the east cul-de-sac and the east cul-de-sac on Tanoa. B Rigo will pursue with ESS Schneider regarding paving.

B) County paving of Tanoa Road. Per discussion with Scott Burton, Transportation Planner, it was decided the speed bumps will be replaced and may need to remove the 15 mph signs.

C) U Quint Window Project was approved. Spurred conversation on what improvements require BOD approval.

-Section 7.5.7 on page 19 of the Tanoa Bylaws states "An owner shall not make any exterior or structural modifications or alterations to his, her, its or their dwelling unit located therein without the prior written approval of the Architectural Control Committee as provided in the Master Declaration.

D) Scheduling Annual Meeting. Last year meeting was on May 19th. We have changed our budget to align with the calendar and one objective for the annual meeting is to approve the budget. Additionally, per requirements, the BOD must provide notification to homeowners within 50 to 10 days in advance of meeting and the meeting must be 390 days from the previous. We will hold our annual meeting this year on May 14th. In future years, we will shift slowly to align more with the calendar budget. Our annual meeting notification will include budget, newsletter and dues notice (due Jul 1). D Linke to create newsletter. E Skagen to create THOA Hotmail account from which newsletter will be send. B Kwiat to provide excel neighbor contact list.

E) Tanoa Clean up the weekend of Jun 6-7 and Volunteer Fire Mitigation Day on Jun 6th

Dumpsters to be located in turn around near Elk Summit. B Rigo will order dumpsters and coordinate with Elk Summit

4. A.O.B. - none

5. Scheduling Next Meeting - Immediately following Tanoa Homeowners Annual meeting on May 14 at Stagecoach Bar and Grill

6. Adjournment – 10p