

Tanoa Homeowner's Association BOD Meeting

May 3, 2021

Minutes

Attendees – D Spungin, H Parzybok, John and Laura Klitzke, H Tausel, T Steinberg, R Winter, J Jelinek, J Giroulx, C Mott, Brandon and Becky Rigo, B Kwiat

Meeting called to order – 7:12p

- Review and approve/disapprove of minutes of preceding meeting (February 23, 2021) – **approved**

- **Old Business**

- **Update on Jefferson County Open Space and Elk Meadow Trail Spur –**

H Parzybok and R Winter met with H Merritt and E Barnes, Jefferson County Open Space (JCOS) representatives. JCOS made **two arguments** –

- ✓ The east-west trail from the Stagecoach trail head goes to our private neighborhood and JCOS needs trails that serve the entire community
- ✓ JCOS is concerned regarding setting a precedent if an easement is granted

THOA, with H Parzybok and R Winter leading the negotiations with JCOS, is pursuing retaining the spur trail from our neighborhood to the Stagecoach trail head with a proposal to post private property signs, similar to Elk Summit. JCOS is considering our request, committing to provide an update soon. THOA BOD is proposing a period of 10 days before requesting an update.

- **Front Entrance Re-development Project** – The THOA BOD received three bids, denying one immediately given it didn't align with requirements.

- ✓ **Twisted Vine - \$36K** to repair irrigation and lighting and add new rocks as well as new plantings
- ✓ **JR Landscaping** – denied given misalignment with requirements
- ✓ **Colorado Nature Design – \$19.5K** to remove fake boulders, adding new large and medium boulders

The decision was made to pursue a phased approach. **Next steps** – B Rigo will request a phase 1 proposal from Twisted Vine to compare to the proposal received from Colorado Nature Design

- **Trees behind Big R** were cut down by a neighbor. Per the neighbor, trees were dead and firewood was needed. THOA BOD requested that in the future, the neighbor should clear similar requests through the THOA BOD
- **Street sign at Elk View Dr and Bergen Peak Dr.**- THOA BOD working with Zuni signs to have a new sign installed. Jeffco Roads and Bridges will cover the cost. Additionally, B Rigo will ask Jeffco Roads and Bridges about the curb damage to our island at the Tanoa entrance

- **New Business**
 - **Solar Panels at Costello's home** - approved
 - **'No trespassing' signs were added on the hillside above Big R** to comply with Jeffco Sheriff guidance to post as private property to enforce trespassing laws
 - **Contracted with LAM Tree Services** to conduct noxious weed spraying in the Tanoa open space
 - **Homeowner concerned about snow plowing** on Elk View Dr private driveway. B Rigo confirmed with ESS Schneider that they maintain that section of drive. Issue closed

- **AOB –**
 - B Rigo will have water turned on and backflow valve certified at the front entrance

- **Scheduling the next board meeting** (by email at a later date)
- **Adjournment** – 8:34p