

January 14, 2009  
7:29PM

Minutes for the Board meeting.

In attendance: Tatum, Cooke, Hobart, Brophy, Star, Erickson

Absent: Ross, Schmitt

Erickson stated that Eichost, Treasurer, officially resigned from the Board. Cooke nominated and Hobart seconded the motion to appoint Star to take over the position. All approved.

Members discussed some of the problems with the Canyon Gate bookkeeping company and it was suggested that the proposals from other firms brought to the table by Tatum and Eichorst be evaluated for a possible changeover in April. Erickson and Star will compile and bring to the Feb. meeting.

Star mentioned the need to reevaluate the billing process with regards to the due dates, and past due process. She was concerned that not enough monies can be collected in the early part of the year to support the ongoing expenses. She proposed that mid-year a mailing go out the membership to clarify the annual dues collection process and she will review the 3 month options, one being turning off the water, for delinquent payers. Cooke suggested that we could be liable for "health and safety" reasons if we pursue this route. Star agreed that legal advice would be needed before taking such action.

Hobart reported that the \$5,000 retainer for Raue (snow plowing) has already been spent. Some of the roads have been widened (i.e. snow pushed back off the roadway) per requests from some of the home owners. She reminded the Board that every call for a complete association plow costs \$1,000.

Brophy stated that the level monitoring system is in however the solar unit appears to be missing. He also suggested that he and Bednar would need to re-supply the inventory for the water system and asked about what accounts are chargeable to buy these supplies. It was suggested that we have accounts with some of the supply houses and that they could move ahead using the accounts we had.

Brophy stated that the water committee is still assessing the water system needs and compiling costs and will most likely be ready to present the proposal package to the Board in early Spring. He also talked about the difficulty of providing any fire protection in the association due to lack of storage tank capacity.

Cooke proposed that water system monitoring log books for payment verification be available if needed, however that they do not have to be submitted with every invoice as proposed at the December meeting. Star seconded. All approved.

Brophy discussed some still potential unknown water leaks. Star will post a notice to alert owners to be watching for icing areas which could indicate surfacing leaks.

Tatum expressed interest in helping with the water system mechanics. Brophy agreed and will work with Tatum to educate him on the process.

Tatum contacted Partridge about the parks and also offered to transport materials that may be needed to do concrete work, yard work, etc.

Permission was given to Farquhar to remove a tree from the park area.

Cooke announced a Firewise meeting at the LaCueva VFD in La Cueva on Twisted Juniper Rd – on Jan 24 (Sat) at 7PM. She also mentioned that she was contacted by a person who might be interested in doing the chipping for us this year.

Brophy informed the board of a recent situation in which a propane truck got stuck on the make shift road that passes the Aspen Grove pump house. This almost led to an accident. The mishap could have resulted in serious contamination to our well. He suggested that the easement be closed to all vehicle traffic. Erickson stated he would draft a letter to Dan Erickson regarding the closure. Star recommended that it be sent certified mail.

Tatum asked about the pumice mining notice he received. Star suggested that all information being collected is available on the website.

Meeting adjourned 9:30PM