

Shanahan Ridge Four Homeowners Association

Annual Meeting March 18, 2009

Minutes

Present: Karan Kozelko, Joe Braidish, Sanford & Linda Baran, Jere & Merilee Eggleston, Otto & Rosemarie Friedli, Dee Montalbano, John & Valerie Beynon, John Gress, Jim Wyss, Bob Evans, Karl & Karen Kreigh, Katherine & Jim Velasco

The meeting began at 7:15 p.m.

1. Sanford called the meeting to order, welcomed everyone, and asked attendees to introduce themselves.
2. Katherine presented the current financial information. All assessments were paid in 2008, and because we spent less in certain budget categories than expected, we were able to add approximately \$4000 to our reserve funds. Our cash on hand is approximately \$30,000. The budget for 2009 is similar to 2008's, with the exception of an additional \$5000 in the landscaping category for completing the overhaul of the Greenbriar median (see below). We will fund this amount from reserves.
3. Jim Wyss asked about snow removal — where it's done and who's doing it. Merilee explained that it's done by All-Pro Lawns on sidewalks adjacent to our common areas, and that if the street needs plowing, residents should call the City of Boulder Transportation Department to request it. Dee Montalbano pointed out that the more calls they receive, the more likely they are to come.
4. Jere reported that the ongoing SR7 drainage project is due for completion this coming June and that having reviewed the plans, it looks as if there will be no downstream impact on SR4. Karan Kozelko asked if SR4 open space also has drainage pipes; Jere said that it does.
5. Merilee reported on our landscape service providers, All-Pro Lawns and Green Bein' Gardens. Both have been hired again this year, All-Pro for mowing, snow plowing, and irrigation system maintenance, and Green Bein' for weeding and pruning in our parking islands. We will also be having Boulder Landscape and Design complete the overhaul of the Greenbriar median planting beds, landscaping the two ends to match the middle section they did three years ago. When this is done, maintenance there will be minimal and water use will be reduced.
6. On the subject of mowing, Dee Montalbano and Karan Kozelko were interested in having All-Pro mow a fire break around the full perimeter of our split-rail fencing. It was agreed the new board would research the costs and benefits of doing so.
7. Karl Kreigh expressed concern about a fire hydrant in Silver Plume Circle that has been covered by landscaping. Katherine mentioned that if notified of hard-to-see hydrants, the City will come out and correct the situation.

8. Katherine presented the results of a recent energy survey conducted by email in the neighborhood. In general, it showed that the homes that have converted to gas have substantially reduced heating bills. Homes that have alternative energy source, such as solar or pellet stoves, also see benefits. To see the results of this survey, go to <http://www.shanahanridge4.org/HOAMeeting/energy.html>.

She has researched options for bringing a gas line into the neighborhood to serve the south side of Silver Plume. At present, this appears to require digging up substantial portions of the street and gaining an easement from Jim Wyss (which he is willing to grant). It is also quite costly, but if enough people participated, the costs could be amortized over several years. Jere asked about the possibility of a gas line going into the field on the south side instead of in the street; Katherine was told this isn't feasible.

Dee asked about gas in relation to other, alternative energy source options, such as wind and solar. It was agreed the board would continue to research this topic.

9. Katherine reminded everyone of Boulder County's ClimateSmart program, which is offering a limited number of loans to homeowners upgrading to more energy-efficient technologies. To participate, a homeowner must attend an informational meeting, and the deadline for loan applications is April 10, 2009. Katherine has two reservations available for the March 28 informational meeting, which she'll give to any interested Silver Plume homeowners.
10. Everyone agreed to hold the annual block party and neighborhood garage sale again this year.
11. Katherine offered to set up a neighborhood blog/communication site, in conjunction with our existing web site, to provide another easy means for people to air concerns and receive answers.
12. A new board of directors was unanimously elected: Rita Klees, Jim Wyss, Katherine Velasco, and Merilee Eggleston.
13. The meeting adjourned at 8:30 p.m.

—Merilee Eggleston
Secretary, Shanahan Ridge Four Homeowners Association