

Shanahan Ridge Four Homeowners Association

Annual Meeting April 12, 2012

Minutes

Location: 3700 Silver Plume Lane, Boulder, CO 80305

Present: Jim Wyss, Merilee and Jere Eggleston, Robert and Janet Evans, Andrew Ogden, Robert O'Rourke, Ted and Melanie Russ, Katherine and Jim Velasco, John Gress, Howie Schweber, Katharine Yaffe, Susan Pletcher, and Helen Petach

The meeting began at 7:15 pm

President, John Gress called the meeting to order, welcomed everyone, and introduced the current board members. He also asked attendees to introduce themselves.

Nominations were held for the 2012 HOA Board. Current Board Members volunteering to serve another term include: John Gress, President; Bruce Hoffman, Vice President; Katherine Velasco, Treasurer; Jim Wyss and Andrew Ogden, Directors; and Melanie Russ, Secretary. All nominations were duly seconded and unanimously approved.

Katherine Velasco, Treasurer, gave us an update on our financials. Highlights include:

- 2012 dues were raised to \$310 in anticipation of replacing the fence that runs along our property line behind our Longwood neighbors
- The budget for legal fees for 2012 was increased compared to past years due to the necessary legal consultation and involvement related to the North property line situation
- The goal of the board continues to be to place 10% of the HOA dues into the reserve fund this year

Merilee Eggleston, landscaping committee, reported on what was done with the landscaping in 2011 and plans for 2012. After trying the services of the new landscaping contractor, Ecological, for a brief time, it was determined that their service didn't meet SR4 standards, and therefore we contracted with All Pro again to handle the SR4 landscaping and snow removal. Also, a homeowner asked how the vegetation in the islands gets watered, and Merilee reminded us that it is done by volunteers and that additional volunteers are always welcome.

Jere Eggleston reported on the ARC and reminded us of some of the guidelines. There have been a lot of roof replacements due to wind damage, so he wanted to remind homeowners that there are preapproved shingle colors available on the SR4 website. Also, if you're planning to install a new fence or replace an existing one, it must be approved by the ARC before you have it done. ARC guidelines and procedures can also be found on the SR4 website.

John provided an overview of the projects completed last year for the HOA, including:

- The Spring Clean Up
- The Summer Block Party

- Sprinkler replacement in the Greenbriar median
- The Board changed the HOA insurance to a new, lower cost carrier (the policy remained the same)
- Annual tree maintenance performed
- Lots of fence repairs were done
- A survey of the SR4 North property line was completed (see additional information below)
- 2012 projects include a schedule for tree replacement

Surveying the North property Line - John Gress updated the homeowners on the progress that's been made regarding the North property line. The survey was completed by Flatirons, Inc., with the intention of locating the correct SR4 property line so that the fence could be placed on said property line when it is replaced. The survey results revealed that a large majority of the Longwood residents have encroached on the SR4 North property line with either landscaping or fencing. The Board decided to work with Flatirons, Inc. to grant the Longwood residents license to use the land until August 2013, at which time the fence will be moved to the SR4 property line. The Board felt that by granting licenses and then moving the fence to the property line, it would be able to meet its goals of 1) preventing the encroachments from getting worse, 2) taking control of the space for which SR4 is responsible, 3) limiting liability, and 4) putting a stop to any potential cases of adverse possession. Letters and licenses will be sent to the Longwood residents soon, but prior to that, an email will be sent to all SR4 homeowners informing them in more detail about this situation.

The meeting was open to Community Input and a brief discussion was held regarding the Shanahan Ranch property for sale and how that land is zoned. Also, during one of the recent wind storms, a homeowner discovered a Weber grill cover on her property. If you're missing one, please contact the Board. In addition, there was a question about the easements in SR4 and how those apply to landscaping and general maintenance. Jere reminded everyone that the easements can be found on the SR4 plat, and that they can be confusing, so it's important that you talk with the ARC if you have any questions at all about any easements that you share, and especially if you're planning any improvements that involve that easement. And finally, appreciation was given regarding the organization of the Eco Passes.

Spring Clean Up was discussed and is scheduled for April 28th. Rain date is May 12th.

The Summer Block Party was discussed and is scheduled for August 25th.

Robert O'Rourke made a motion to adjourn the meeting. Jim Wyss seconded it. The meeting adjourned at 8:35 p.m.

Melanie Russ
Secretary, Shanahan Ridge Four Homeowners Association