

Trappers Ridge Homeowners Association Board Meeting Minutes

Meeting date: July 18, 2018

Meeting time: 1:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

Board Members Present: Russ Watts, Don Stefanik, Betsy Jennings, Phil Coleman, Neil Drew

Golden Aspen LLC Management Team Present: Don Stefanik, Diane Stefanik

9 Homeowners were present.

CALL TO ORDER

The meeting was called to order at 1:08 p.m. by Don Stefanik. Copies of the agenda (CAP headings in minutes) were made available to the board as well as to the homeowners present.

APPROVAL OF PAST MEETING MINUTES

Board Members approved the meeting minutes from the April 19, 2018 Board Meeting.

OLD BUSINESS

- The Trappers Ridge HOA website is online. Governing documents, minutes of meetings, and budget information are available for homeowners.

Go to: trappersridgehoa.com

The password for the Homeowners Only (Login) is `trappersowners`

INSURANCE

Having completed a bidding process during the spring,

- Liability, casualty, and earthquake insurance has been purchased from State Farm.
- Director's and Officer's Insurance has been purchased from Great American.

MANAGEMENT UPDATE

- Dues Update: 10 homeowners are not current on their third quarter dues. Diane Stefanik is in contact with them, and they have been assessed a late fee. As of the April 19, 2018 board meeting, 61 homeowners had not paid the difference between the old dues and the new. That number is down to 6. Thanks to Diane for keeping up with this for the association.
- Landscaping: Because of the low snowpack last winter, Wolf Creek is experiencing an extreme secondary (irrigation) water shortage which may cause the secondary water reservoirs to go dry before the end of summer. Currently, we are watering at 75% of normal. Even with that reduction, because of the lack of spring rains, our water usage, and our water bill have risen significantly from the past few years. **Homeowners, please**

contact Don Stefanik at 801-678-9050 immediately if you see anything amiss: broken sprinkler heads (geysers), leaking sprinklers (wet spots), and sprinklers which are running longer than usual. In addition, the board will be looking for places in our community which can be converted from watered and mowed areas back to natural grasses.

- Repair of the Big Piney water features: This was begun last fall, and we anticipated completion this spring. Unfortunately, the large collection tank which was installed failed. Russ and Don are working with Blue Collar to find a solution.
- Trail Resurfacing will be completed later in the year after the Big Piney water feature work is completed. Trail resurfacing is a Reserve Fund item.
- Bark Replenishment was completed on 36 homes (more than ¼ of the community) at a cost of approximately \$11,000. This is also a Reserve Fund item. 1/4th of the community will be done each year.

TREASURER'S REPORT

- Neil Drew gave the Treasurer's report. YTD total income through June 30, 2018, was \$179,245. and YTD Expenses were \$146,953. There are a couple of areas where expenditures have exceeded the budgeted amount:
 - Our provider who cleaned the clubhouse retired and the new provider costs a bit more.
 - Because we added earthquake insurance and expanded D&O insurance, our costs for insurance increased from our budgeted \$2500 to about \$4700.
 - Website development costs were \$1530. This leaves a bit less than \$500 for other professional fees.
 - Our water bill for irrigation may exceed our \$6,000 budget. Our bill for May and June was \$2200.
 - There are other budget categories where our expenditures are less than budgeted. An example is snow removal for last winter.
- Reserve Fund Expenditures:

At the end of the second quarter, we had deposited \$20,000 to our Reserve Fund account. We have a balance of \$50,470.56.

Paid to date (July 19, 2018): \$10,672

 - Pool Chaise lounges: \$3580
 - 2 New TVs in the clubhouse:\$720.
 - Mailboxes: \$6372.

Work done but not yet billed:

 - Bark replenishment: ~\$11,000
 - Installation of Mailboxes

ANNEXATION OF LAND TO THE N.E. OF TRAPPERS COURT

We are proceeding with the annexation of this small parcel which would become part of our open space. The process has not been completed yet.

DEVELOPMENT OF PHASE 7

Russ Watts reported that plans are being considered to add 8-10 homes in the first section of Phase 7. Bighorn Drive will be extended 300' from the west side. He will go to the county in 60-90 days. Construction will start in spring, 2019.

UPDATE ON REVISED CC&RS AND BYLAWS/HOMEOWNER INPUT

The CCR and Bylaw Amendments have been mailed to homeowners. A discussion was held with homeowners who attended the meeting regarding certain provisions of the documents.

AUGUST SOCIAL

Because of the length of the meeting, the discussion was tabled.

NEW BUSINESS: None

ADJOURN

The meeting was adjourned at 3:12 p.m.