

July 21, 2010

Called to order at 6:38pm

LHVH&POA Board Members in attendance Jim McCarthy, Bill Fairbairn and Barbara Seelye. Member-At-Large Al Lowande, Rob Ashmead and Jane McGrath were also at the meeting. ACC Liaison Jim Kennedy and Community Liaison Jane Fairbairn were also in attendance. Reggie Kajer was unavailable due to a business conflict.

30+ general public in attendance

Jim McCarthy

Welcome & Meeting Overview

Bill Fairbairn

Preliminary results are in but not all responses have been received. Bill reviewed the board membership. 180 paid dues last year, which was higher than the previous year.

In the area of finances, there have been limited expenses incurred in the past fiscal year. Expenses included mailings, covenant enforcement, legal and replacement of road signs. There is money available for small projects in the future. Jim Kennedy stated that the roads may require maintenance. The board will have to review the issue. The roads are country roads but it may be up to the HOA to maintain the roads. Rob Ashmead stated that there are cracks along the side of the road and it would be better to take care of them sooner rather than later. Dickson is talking to Chris Miller regarding the potential cost. Alan Stapleton stated that we need to be vocal as we are a large % of the population and there was a 1% tax increase for county roads. A recommendation was made that we have pre-meetings prior to BOCC meetings to plan strategy for presenting the views of the residents.

Jim Kennedy

LHV H&POA represents 18 communities/subdivisions within greater LHV. Approximately ¾ of the lots are in units I, II and IV. ACC is grateful to Bill Hansen, Frank Starr, Hans Schenk for their dedication over the years. Jim reviewed the current members. Current activity – 6 construction approvals and three are underway. Four additions are underway and three garages and other miscellaneous projects. Jim asked Alan Stapleton and Rob Ashmead about the current real estate activity. Houses are going for a sizeable amount below the asking price and lots are not moving. There is only one foreclosed house on the market but there are more going through the foreclosure process.

Rob Ashmead

Rob introduced Kathryn and Jim Burke as the new covenant enforcement team.

Tom Austin

Tom reviewed the Emergency Preparedness Plan and gave an overview on how it came about and the various agencies involved. He recommended that residents register their cell phone number for alerts in case of emergencies at www.montrosecounty.net. Tom covered the information available for residents to assist in emergency planning and let residents know that fire extinguishers are available. Additionally the topic of paving the north part of Ponderosa was discussed in terms of an evacuation route.

Al Lowande

Al reviewed the membership of the board. Alan Stapleton was term limited and Donna Greene and Carl Schwenk are no longer on the board. Frank Starr will be leaving therefore there will be an opening in the future. Al Lowande, Pam Conrad and Larry Meyers have joined the board. Al discussed that a major overall will be happening at Inspiration Point. Benches will be replaced. New trails have been added. Al also discussed the cougar and kittens with the den near Inspiration Point. The no-wheels policy on the trails was reviewed. If you know the identity of the person currently riding a dirt bike on the trails, please notify the board. A question was asked whether there was a plan to address invasive species on the trails but Al was not aware of any current activity to address the issue. A request was

made for a trail map with distances. Dickson asked if there was any progress in adding the large area in Unit IV. Alan provided a statement regarding the legal situation surrounding the space.

Jane Fairbairn

The annual picnic is August 18th from 5-8pm. The turnout at last year's picnic exceeded 80 residents and it was our largest turnout in history. This year there will be entertainment and door prizes. Chicken, brats and ice cream will be provided. Bring side dishes and beverages. Jane also discussed that there will be an open house at Larry and Nancy Meyers on the 5th of August for Frank and Penny Starr. Al Lowande recommended that residents attending the picnic put not just their name but also their address on the name tags to assist in helping us get to know our neighbors. A recommendation was made by Amy Helck to create a Facebook page for LHV. The board will discuss the issue.

Jim McCarthy

Jim asked for other questions from the audience.

Official Meeting Adjourned at 7:35pm.

Question and Answer Forum

- The current status of the clubhouse was reviewed. The asking price is in excess of \$2M. The liens have been removed off of the property. The building should be demolished soon.
- The issue of using coal fly ash on the road was brought up by Al Lowande. The alternative, sand, is cost prohibitive. Mag Chloride could be used as an alternative. The majority of the attendees would like the board to recommend that the county limit the amount and use of the coal fly ash in the development (no change is requested on County Road 1).
- The BOCC's actions regarding the tower was brought up. Jim McCarthy discussed that legal action may be required in the future. A recommendation was brought up that the residents should flex our political power due to the numbers of the residents in the neighborhood.
- The proposed new visual impact rules and the effect on the homeowners was discussed. The main impact would be the setback on the escarpment.
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Closed Meeting at 7:58pm.