

Minutes

LHV H&POA Annual Meeting

July 14, 2015 – 5:30 PM

- **President's Welcome & Messages – Jim McCarthy**

- **Water Issues**

As all of you are aware, having an adequate supply of water in Loghill Village is of the utmost importance. Because of the importance of this issue, the Association of Dallas Creek Water Users was formed, and many of you have contributed to this watchdog group.

In 2012, Dallas Creek Water (DCW) was reporting a loss rate in the neighborhood of 50%. Since that time, they have been doing maintenance on the system and are now in the 20% range, which is a significant improvement. Ideally, they should be in the 10% range.

DCW has submitted a request to merge with Tri-County Water Conservancy (TCW) that supplies much of the rest of Loghill mesa. TCW is now in the process of doing their due diligence, however, this could easily take 2 or three years to come to fruition.

Divide Ranch is in the process of expanding their reservoir. Once expanded, water will be pumped up from Dallas Creek to fill it. This serves several purposes. It will provide a backup water supply if Dallas Creek were to go dry, It is a water source for fighting fires, and will provide additional water to irrigate the golf course. While those of us in Loghill Village are not part of the Divide Ranch Club and associated dues, having the golf course enhances the overall community.

- **Wildfire**

First of all, good news, there will be grant funds available again this year for the annual fall chipping program. The date has not been set, but will probably be late October or early November. The date is set such that the cutting and thinning can be done in the fall to reduce the risk of Ips beetle infestation.

There are also grants available from the West Region Wildfire Council which can fund a significant amount of the cost of a mitigation project. More information can be found at the WRWC website at the link below:

<http://www.cowildfire.org/grants/2015-grant-program/>

Several Loghill Village fire mitigation projects have been quite successful in reducing fuel loads and giving firefighters a chance at protecting homes. However, there is still much to be done.

While speaking of our firefighters, we want to express our gratitude to the LHVFD for being extremely watchful and diligent on putting out small fires and preventing them from spreading.

- **Roads**

There are over ten miles of paved roads within Loghill Village, and they are of an age where they need some maintenance work to preserve them. While the county is responsible for maintaining these roads, with their budget restraints they do not have the funding to do so. As a result LHV H&POA has been having SealCo seal cracks to prevent water from getting under the asphalt and developing pot holes. Over the past 3 years, over \$18,000 has been spent on this road maintenance. This will continue to be an ongoing project and one third of the member dues is designated for road maintenance.

- **Mail Kiosk**

Last summer a RV bumped into the edge of the roof and which dislodged some of the beams. Reggie Kajer immediately stepped in to help stabilize the structure. The person with the RV immediately came forward and took responsibility for the damage.

However, this did demonstrate the weakness of the structure and steel braces were installed for reinforcement. Also steel and concrete bollards were installed to direct traffic away from the building. The exterior was also re-stained to preserve the exterior wood.

- **County Road 1**

While not directly in our neighborhood, many of us travel the unpaved portion of County Road 1 to get to points north and Montrose. This road gets a lot of heavy truck traffic including delivery, logging and construction vehicles. Problems come from the fact that water is not draining properly from the road. The county is working on improving a ½ mile test section of the road to see how well it will hold up. As a side note, the county road and bridges is severely underfunded. Only 6% of the county taxes collected goes towards roads.

- **Renewal of Unit 1 Covenants**

The covenants for Unit 1 will be expiring in 2016. They contain 40 year old arcane language that needs to be reviewed and revised. All owner protections will be grandfathered in. A committee is currently working on a draft and there will be 2 meetings for owner input and then a final meeting to review the draft before going out for a vote.

- **Treasurer's Report – Larry Meyers**

A copy of the past year's financial information was attached to the meeting agenda. The most notable expenditures related to upgrading and maintenance of the mail kiosk and expenditures for roads.

- **ACC Report - Dennis Michaud**

The ACC for Units 1, 2 and 4 issued one new construction permit and issued refunds on 3 previous construction projects.

- **Park & Recreation Report – Rob Ashmead**

There has been an ongoing project to control mullein on park property. There have also been 2 new picnic tables built for the Inspiration Point shelter. There was a trail workday for trail maintenance. The main goal was the construction of waterbars to drain water off the trails and reduce erosion. There will be another workday when the weather gets a little cooler. The workday notice will be posted on the bulletin board in the mail kiosk and there will be an email blast as well.

The Park & Recreation board meets the 1st Tuesday of even numbered months. Exact time and place of the meeting is posted on the bulletin board at the back of the mail kiosk.

- **Open Discussion**

There was a discussion about shooting within Loghill Village. LHV is not an incorporated area, so there is no county ordinance against shooting. However, the Sheriff will respond if the shooters are not acting responsibly and are endangering life or property.