

**2012 Annual HOA Meeting
July 17, 2012**

HOA Board Members in attendance:

Jim McCarthy, Larry Meyers, Austin Ray, Nancy Meyers, Jim Kennedy, Ted Rector
Approximately 50 homeowners attended the meeting.

Welcome and Meeting Overview:

Jim McCarthy opened the meeting at 5:30 and asked the attendees to introduce themselves and state their address. He then introduced the board members, current and past. He acknowledged Jim Kennedy and Dickson Pratt's efforts through the years. Jim also discussed fire related issues including fire mitigation. Jim also discussed the road maintenance situation and the reality that the County will most likely not be able to afford to maintain our paved roads in the future. Jim also discussed the upcoming work on County Road 1.

Treasurer Update:

Larry Meyers reviewed the financials for the HOA and ACC. Income for HOA was \$8,642. The ACC brought in \$2,000. Expenses totaled \$14,400. Net cash is \$16,705. There is another \$9,000 in ACC funds that are reserved to be paid back to homeowners.

ACC Update:

Ted Rector identified the ACC members. He noted that the ACC has not been as busy with new projects but the majority of the ACC is mainly looking at new garages, fire mitigation and smaller projects. He asked that fire mitigation projects notify the ACC prior to the work. Only two new houses were built this year. Members of the ACC have been involved in the work to revise the Covenants for Units II and IV.

Covenant Revisions Units II and IV:

Jim Kennedy reviewed the status of Units II and IV covenants. They expire in early 2013 but new covenants need to be approved by the end of the year. Unit I covenants expire in 2016. He identified the five participants, which are Jim Kennedy, Jim McCarthy, Ted Rector, Al Lowande and Dickson Pratt. The proposed revisions can be found on the www.loghillvillage.org website for review.

Goals were to delete obsolete language, update fire mitigation standards, clarify confusing points, harmonize units II and IV, and to be in compliance with state laws. Jim asked for Unit II and IV homeowners to review the proposals and to get involved with the process.

There will be a meeting for all interested property owners on August 2nd starting at 5:30, in the LHVFD Station meeting room. The working group would like input from property owners concerning the draft document before it is put to a vote later this year. Please submit your suggestions or questions to the above email address, or at the August 2 meeting. Please review the draft covenants at www.loghillvillage.org. You can review both the draft and the redline version showing the changes.

After receiving input from the property owners, a final draft will be presented to the HOA Board of Directors and then a ballot will be sent out for approval. A “fail to respond” is considered a “NO” vote. If the new proposed covenants don’t pass then the covenants will expire and Units II and IV will no longer be covenant controlled.

Tower Lawsuit Update:

Jim Kennedy reviewed the status on the tower lawsuit. The 3 judge appeals court unanimously reversed the district judge’s ruling and sent the case back to district judge to be redone based on court of appeals parameters.

Loghill Fire Department Update:

Tom Austin, the assistant fire chief for LHVFD, reviewed the recent fires in and around Ouray County. He discussed all the important information that can be found at www.loghillfire.org. He also discussed the various notification options for emergency notification which are TNS and WENS. In case of a fire, call 911!

There will be an open house at the firehouse on July 28th from 9am-1pm. Second Chance will be at the open house and will be set up to microchip your pets.

Western Region Wildfire Council:

Lilia Colter reviewed the process behind the CWPP project conducted last year. According the WRWC, insurance companies do not use the data collected in coverage costs or whether to insure a homeowner or not. It is to be used as an educational tool to analyze what a homeowner may want to focus on.

Lilia discussed the grant programs for implementing defensible space project. The website for the council is www.COwildfire.org. Tom Connors is heading up the *FireWise* program (www.firewise.org). Lilia can be contacted at wrwc.lilia@gmail.com or 970-249-8407 x125.

Contact either Lilia or Tom Austin if mitigation has been done on the property to update the CWPP to reflect the change in risk. Jim McCarthy discussed the county’s work to improve Ponderosa so that a second exit from the HOA area out of the neighborhood. They have put down a huge amount of road base, and after it has had a chance to settle in they will be adding a finer material to smooth out the surface.

Activities Update:

Nancy Meyers stated that the picnic will always be the 2nd Tuesday of June. She also discussed the new homeowner welcome book that is available.

Lost & Found Pet Network:

Sandy Michaud, Debbie Cokes, Nancy Rector and Ted Rector are the Lost & Found Pet Network. They are hoping to collect email addresses of homeowners willing to participate in the network. The right hand corner of the back bulletin board is designated for the Lost & Found Pet Network. If you would like to be added to the network, please contact one of the following individuals:

Sandy Michaud	626-3453
Ted or Nancy Rector	626-3186
Deb Cokes	626-3099

Chipping Program:

Jim McCarthy reviewed the program held in Fairway Pines earlier this year. There is a plan to do a chipping day in Log Hill Village this winter and the goal is that the WRWC may offset the cost to reduce the individual cost to the homeowners.

Clubhouse Update:

Ron Ringo anticipates that significant progress will be made later this month at the old clubhouse. The driveway will be resurfaced, the building will be painted, and the building and pool will be handicap accessible. Memberships will be available, prices to be determined. Professional counseling will be available as well as massage and other healing modalities. A restaurant will also be opened at some point. His goal is to open the facility in September.

Q&A:

Bears:

Austin brought information on bear proof trash cans. Please contact him at lhvsecretary@loghillvillage.org if you were unable to attend the meeting and would like a copy. Dickson discussed the option to take trash to the transfer station in Ridgway. Nancy and Larry also discussed the option to take trash to Montrose.

ACC:

Ted requested that interested homeowners in Unit I and II for the ACC contact him.

Meeting adjourned at 7:10pm.