

Village Lot Owners Association, Inc.
2022 Annual Meeting Minutes
July 23, 2022, Polhamus Park Pavilion, Granby

President Steve Matteson motioned the meeting to order. Steve acknowledged the official Notice of the 2022 Annual Meeting dated July 1, 2022. A quorum was present.

Introductions: Board members and attending owners introduced themselves.

Treasurer's report: Doug Foster indicated the books were in balance and although it was early in the fiscal year he felt the Association would be under budget by years end. One of the primary reasons for this was the dust control provider were unable to acquire the plant based material for 2022 which was slated to be used on the internal roads in Val Moritz Village so mag-chloride was used instead and it is much less expensive than the plant based product that was in the budget. Doug noted that because of the substantial increase in construction activity the Association should open another account for the construction deposits as those escrowed funds can distort the operating fund balance.

Main Access Road: It was noted that the south road was in need of gravel, likely 60 to 70 loads next spring and could cost up to \$30,000 which would come out of the reserve fund. An owner asked if the County maintained that road, the reply was no. The board was asked if Granby Ranch or Innsbruck contributed funds to help maintain the road, the answer was no. It was pointed out that back in 2008 the previous owners of Granby Ranch were planning on using County Road 88 as an access, including building AC/DC lanes at Hwy 40 and CR 88, paving it, and maintaining it, but never followed through. As far as Innsbruck contributing towards maintenance they are no longer supposed to be given the Ten Mile Creek gate code and thus should no longer be using the roads. An owner mentioned that Granby Ranch might develop the west side of Zermatt St. There are currently some 20 lots in what is called the Westridge Subdivision that dates back to the 70's that Granby Ranch may or may not have legal access to. The Board has discussed with the new owners of Granby Ranch the possibility of working with them regarding access to those lots without the need to improve and extend the south road as per the 2008 South Road Agreement, no decision has been reached. It was asked if Ten Mile Creek Estates contributes towards maintaining the road, the answer was they do not. It was noted that the best way to have Ten Mile Creek contribute was to form an Improvements District for the purpose of paving and maintaining the road and include Ten Mile Creek in the geographical area of the District.

Traffic Calming: Speed bumps and sign cones had been ordered but had not yet arrived. They should be installed shortly. An owner asked if anyone building could please tell the truck drivers to slow down. Other owners complained about speeding throughout the subdivision. Another owner suggested placing speed limit signs as well as other signs, it was noted there are already numerous signs that drivers are ignoring. It was pointed out that if the traffic calming was not physical in nature, it won't likely work, and that the HOA should just keep adding speed

bumps. Steve Matteson suggested the speed bumps should be installed and then assess the situation afterwards.

Property Management: Steve gave a summary of how many different property management companies the HOA had attempted to contact for a quote and to date the Association had only received one estimate. The cost per lot would be approximately \$40.00 per month. This figure would likely end up doubling the annual dues. The amount could change depending on whether or not the Board would maintain certain responsibilities. It was asked what this monthly charge would include. The proposal in hand basically includes Accounting, Administration, and Property Management services although the proposal did also include numerous additional labor hourly rates for almost all chores in VMV. One owner commented that she had some experience with PM and suggested that most of them over promise and under deliver and that VMV being small potatoes is probably not going to be a top priority for any of them. Steve Matteson explained the reasoning why the Association had reached out to PM companies including, it can be difficult for owners to have to approach other owners with violations and debts. One owner asked if the board could put together a list of all the chores and responsibilities that Doug Foster has conducted over the years so owners can attempt to figure out what needs to be accomplished. (A partial list is attached) Cliff Foster suggested that owners could probably manage many of the chores but would probably need someone to handle the books, dues, bills, etc. and pointed out that the HOA has not been paying very much for these services over the years and would need to increase the budget for those services. An owner, Carin, mentioned that she knew someone on the Front Range who did just those types of services from her home and could possibly handle much of the workload. She said this individual does not however get involved with architectural design review. Carin said she would contact this individual and get back to the board. Scott and Jill indicated they were software engineers and with IT experience and could help with the website and that they would contact Philip. Philip suggested establishing committees to handle different aspects such as safety, lighting, fire, clean up, trash & recycling, road issues, Etc. Another owner recommended a communication committee. Philip said he would run point and interested owners should contact him. Doug mentioned that there had previously been a newsletter put together by Linda Crocker and asked her if she would like to continue that, she indicated she would but it was difficult to keep the resident list updated. Steve mentioned it has been very difficult the last few years on account of the substantial owner turnover. It was asked if there was a budget for website maintenance, Cliff replied yes, \$250.00 which was mostly server fees.

Granby Ranch Trials: Granby Ranch is offering VMV owners a discount for the summer pass. They can be picked up at the cashier at the base lodge by the restaurant. Granby Ranch is currently working on and improving trails near VMV.

The Granby Ranch PDOD (Planned Development Overlay District) The Town did approve an increase in residential and commercial density. An owner was curious as to who owned the property South of VMV to the Highway. It was pointed out that Granby Ranch owns from the first road in VMV (Arlberg) to the highway, however from Arlberg to approximately the pond at the bottom of the hill used to be the first two Blocks in VMV and an exchange was done almost 20 years ago with the previous owners of Granby Ranch which include that section of land being put into open space, with the exception of possibly a golf course or equestrian.

Exterior Lighting Issue: Part time resident Elliot Skultin discussed the dark sky issue and how VMV is unique in the two peaks protect the area from light pollution. He felt some of the homes slipped through the review process and don't have the correct exterior fixtures. He felt as more people move in there will be more light pollution. He said last year he volunteered to produce a document that would offer to help reduce light pollution but that it wasn't ready yet. Elliot felt the exterior lighting provision within the revised Guidelines from December were relaxed and went on to read select portions of the previous and revised Guidelines. The Board pointed out that he was only reading a select portion of the documents. Another owner asked why the language was changed. Steve Matteson mentioned that is some regards an exterior fixture that only shines light on your feet when you're standing below it doesn't offer much security and that the original language need clarification. Doug Foster pointed out that and that the previous Guidelines also stated exterior lighting should provide a level of security but should not create an overly lit circus environment, which left a lot of gray area. The section was modified when the Guidelines were restated. Elliot said he would prefer the subdivision become a dark sky community but it had been recently pointed out to him that the definition of a DSC is extensive. He thought it would be nice to get as close a DSC as possible and made some suggestions. Elliot wanted to put forth a motion to pass his suggestions. There was additional discussions regarding motion detectors. Elliot said there are security systems that can take the place of motions sensors. Elliot wanted to have an official vote on his suggestions. An owner stated that she was only a vacant land owner but had no intentions of voting for something she hadn't read. Elliot stated he wanted to go back to the previous Guidelines. He felt everyone should have been able to have input when the Guidelines were modified. Cliff Foster pointed out the revised Guidelines were put on the website and were there for many months. Doug Foster pointed out that the Guidelines state modifications are made by the Board, not Membership. Steve pointed out that the Board had informed everyone that the draft of the revised Guidelines had been on the website for review a long time ago. The draft was on the website for over a year. This is the excerpt from the Notice of 2019 Annual Meeting and Agenda:

VILLAGE LOT OWNERS ASSOCIATION, INC.

**P.O. Box 1307
Granby CO 80446**

October 7, 2019

Also, a draft version of the revised Design Guidelines is now on the web-site. Feel free to review them and if you have any comments or suggestions please contact Doug Crocker, 970 518-7063, cycle57@comcast.net Please keep in mind this revision was done in order to eliminate amendments, include essential sections of other documents in order to stay consistent, and to clarify sections of the Guidelines, the intent was not to drastically alter the document from its original content and intent.

Another owner suggestion a simple remedy would be for be for residents to please keep their lights off when not needed. The revised Guidelines do recommend just that.

The Board said they would take a look at Elliot suggestions and post them for membership review.

Septic System Engineering: It was noted that Shannon Engineering (Randy George) was retiring and he was forwarding most of his business to Karl Smith. It was pointed out that the Association coordinated with Shannon Engineering to have preliminary septic engineering available for all lots in VMV and owners can still access that engineering on line and save having to pay another firm to start over.

Book Club: Linda Crocker reminded everyone that there is a book club and they meet the third Thursday of each month and to contact her if they would like to participate.

Election of Board Member: Carin Achele volunteered to fill the open Board position and was voted in unanimously.

President Steve Matteson adjourned the meeting.

DRAFT