

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

August 3, 2009 – Monday

The Whispering Pines Ranch HOA Board held a short meeting on Monday, August 3, 2009 at the Summit County Commons with County officials at 9:30 am. Directors present were Alastair Stone, Virginia Parks, Linda Shannon-Hills and Dave Hammer. Kerri Roughmont was unable to attend. No one was present from Wildernest (WPM). The board had a meeting at 8:30 am prior to county meeting.

NOTE: Overall discussion during the preview meeting was that we would not make a decision at this meeting and would hear what the county would propose.

County discussion – meeting started at 9:35am

County attendees: Thad Noll, assistant county manager, John Polhemus (JP), manager of Road and Bridges, Ric Pocius county engineer, another man from engineering, and Dave Beard.

The county explained the Development Code. There are specific steps that are required to move to FULL MAINTENANCE.

- Developer Developed roads. Once paved, the bond is released to the developer.
- Road are then put into probationary maintenance.
- Full maintenance – the county is not proactive to get roads moved to full status. This is the requirement of the development. (This is current code but may not be previous code requirements)

What does probationary mean – minor summer maintenance, sweep and shoulder work and winter snow plowing.

Thad suggested that WPR form a Local Improvement District – LID - development applies for this status – pay over ten years. Funds to improve the roads. To do a LID, it might cost about \$700/year/homeowners.

Notes: Summit Estates in Breckenridge has LID.
Wildernest is in FULL MAINTENANCE. County pays them to maintain roads.

Another option is for the HOA to get a large loan to pay for roads updating to required status.

Dave Hammer as an independent person/business interest feels that costs to bring roads up is less than the county estimates.

Ric Pocius stated that the main problem road is the main line which is Whispering Pines Ranch Road from Cove Blvd to Forest Glen then Forest Glen to Royal Coachman.

If we are to create a LID, we would have to submit paperwork by July 24 2010 to the Summit County Clerk and have ready by September 8 for the November ballot in 2010.

The Heeny Road was milling that was paid in 2008 by the county.

Dave Hammer stated he repaved Raindance, Legend, Brushwood, and Gray's Peak in the summer of 2005. He contacted the county when it was done but did not request to have the roads moved to FULL status.

County cannot take over plowing without the roads being in FULL maintenance. (recorder note: The County has been plowing the roads for over ten years while the roads have been in probationary status. HOA Board did not know the roads were in probationary status until Alastair found that information on the website in June).

Maintenance historically has cost between \$3K to \$4K per mile – REBATE?? (found out later: they only rebate \$3K to \$4K if the road is in FULL maintenance and that development takes on paying to have the snow plowed).

At 10:45am, Thad proposed the following:

- The county take over the main line (see above) lower WPR Road and Forest Glen.
- HOA take over side roads (10 roads total) with no reimbursement. HOA would maintain the roads, capital investment, and snow removal.

- The county will plow ALL the roads in WPR for the winter season 2009/2010 as long as the HOA continues to make progress with making major repairs to make all roads plowable for the winter
- The county would put into budget next year to start fixing the roads potentially \$300,000 which would start lower WPR Road and Forest Glen (no promises)
- County would put a 3-year plan together with the major chunk of money in 2010 (as stated above)
- They would do drainage / road base with possible millings
- The BOCC gave Road and Bridges the authority to make this proposal

Dave Hammer still has three streets plus a piece of upper WPR around park under probation with the county

JP stated that snow storage requirements could now be landscaped if the county did not continue to plow

R&B stated that 4inches are required on side streets due to the weight of various trucks like trash and construction

Chip seal versus slurry seal

- Slurry fills the cracks in roads
- For very low volume roads, fills every crack

HOA was told that our street signs do not meet Federal Government standards -

- It is required to be Retro-Reflectivity
- The lettering on our signs does not meet the federal government standards
- R&B is replacing all signs in county Warning signs need to be replaced by 2015 and Street signs are mandated by 2018.

It was noted that the planning department approved Mule Deer signs last year.

WPR BOARD FOLLOWUP MEETING after the meeting with the County

Meeting started at 11:30am

Dave Hammer stated that he thought the Main road line would cost about \$300K, so the proposed amount from county would cover the entire road

Dave Hammer stated that Snow Peak has been on probation 24 months and Mule Deer has been on probation 12 months

Dave Hammer stated the pavilion costs should not exceed \$29K. He did not have to pay HOA dues on the 12 lots he owns to apply to the cost of the pavilion.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, PASSED BY 3 MEMBERS OF BOARD AND 1 ABSTAINED, TO APPROVE THE PROPOSED COST OF \$29K FOR THE PAVILION SO THAT WORK CAN MOVE FORWARD TO START BUILDING.

Dave Hammer stated that they will make repairs on Gray's Peak that week (recorder note: work did not start until the week of September 1, 2009.

Dave Hammer stated that trees have been ordered for Open Space common area and park to replace died trees.

Alastair suggested we have the next WPR Board meeting on Wednesday August 12th at his house.

Alastair would like to increase the number of board members from 5 to 7

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY TO INCREASE THE NUMBER OF BOARD MEMBERS ELECTED BY HOMEOWNERS FROM 5 MEMBERS TO 7 MEMBERS. ELECTION WILL OCCUR AT THE AUGUST 29TH ANNUAL MEETING.

It was suggested that a nominating committee be formed to recruit members for the board

Dave Hammer talked to his attorney, Steve West. Steve's opinion that there is a county obligation to maintain roads and we have a legal claim against them.

Meeting was adjourned at 12:40 pm