

Carriage Hills POA Board Meeting Minutes
Monday September 11, 2017, 7:00 PM
Bob & Connie Leavitt 's House

Members Present: David Born, Connie Leavitt, Debbi Stalder, Corrine Knudsen, DJ Christian, Bettie Tully, Don Fredrickson, Mike Wold, Bob Leavitt, Kim McCormick
Absent: Christen Lopez

OLD BUSINESS

Annual Meeting

- Bob asks for thoughts or changes to improve the meeting
- Held this year at Presbyterian Community Church of the Rockies
- Question how many attended---about 40
- Concern about being able to hear during the meeting. A microphone was requested but must be member of the church PCCR to use. DJ is a member therefore available to use next year if held there.
- Concern that it was too warm
- Overall participation? About what it has been in the past including new residents interested.
- Concern the sign in process was too confusing...so possibly send sign in sheet around next time
- And maybe have name tags

Slash Pick Up

- There were no requests for a follow-up pickup. This is the first year that has happened.
- ADAMS continues to do a good job for us. The bill hasn't come yet but will probably be in the \$6,000 - \$7,000 range.
- Next year's pickup will again be in July.

Annual Neighborhood Cleanup

- Bob would like to get more people involved next year
- It was done by the people living near Scott Ponds
- Maybe do our own areas next year – along Fish Creek Rd and Carriage Drive that get the most traffic so more to pick up
- Date for cleanup was the week end of a snow storm so had to be rescheduled. Many could not make it for reschedule date
- It was suggested to do it over several dates? And it needs only to be done by pick up date?
- Possibly put the date in the spring newsletter. We will discuss at next meeting.

Neighborhood Garage Sale

- Concern voiced there was not a lot of participation
- Mike expressed that it is a new venture so it is sporadic and it takes time to catch on
- 3-4 years down the road it may become institutionalized
- Some expressed concern that people could not find the houses or maybe we need a sales-suggestion map
- Those who did participate found it worthwhile
- Carriage Hills (Mike) put up signs
- There was also a Print Ad (Bob)
- And personal ads in the paper were helpful
- Bob also requested names of those participating who wanted to have addresses available, but not everybody got in touch with Bob
- Bob put question to group about having one around June 15th next year. There was general agreement. It was decided to do a Second Annual Community Garage Sale to see if it takes off better than this year's did.
- Mike suggested we pick a date and put it in the next newsletter to get the word out.
- Suggestion made to use a central location such as the Masonic Lodge. The negative being the sellers must pack and bring all their stuff there, then re-pack and take home unsold items. Some people have a lot of stuff.
- Next year we could publish a few dates and let others decide
- If too early weather such as late May snow could be an issue

Culvert Cleaning

- Mike Griffith was our choice of contractor. He seemed to be the cheapest and the best. The others were Kitchen Excavating and Cole Excavating.
- He's been somewhat slow....He start work then get called to another job...Many interruptions.
- He has started 4 out of a total of 6. He said he's been in touch with all of them to let them know their status.
- People have been satisfied with the work done, it's just rather slow.
- The jobs were not in a specific area, but spread out, possibly making it slower. People were not home or out of state as well
- Mike said he's happy to be doing the work and will take any others we send his way.
- It was suggested to express our concerns to Mike over the slow pace of the work. He said he plans to get the work done before winter.
- We discussed having a stipend for those who have the work done. A simple cleaning – flushing out without much debris or ditch digging costs about \$200. We decided to table this idea until we see how Mike performs on the remainder of the scheduled work.

Welcome Letters

- The old process of going to people's homes unannounced was not working very well. Hard to find people home or they were not ready for an unexpected visitor. Some letters were left between doors.
- But people did seem to appreciate the outreach, and we still want new residents to know about Carriage Hills POA, etc.
- It was decided to attach a welcome letter to the Carriage Hills Newsletter and mail them possibly with a note at the bottom.
- Bob ask if anyone would do this. Mike Wold agreed to do this.
- Bob maintains a list of new residents using Larimer County records and notes that Bettie receives from a realtor.

Weeds

- A major problem this year and a bone of contention among neighbors
- Noxious weeds such as cheatgrass, thistle, knapweed, and hoary alyssum are the problem. Long grass by itself is okay.
- Calling to report a neighbor considered not a good idea—not a friendly action
- When a complaint is registered the county sends someone out to inspect. The homeowner is issued a letter giving them 15 days notice to get cut it or the county will cut it and send a bill
- Bob suggested getting together with a neighbor to work out a plan rather than call the county
- It was suggested to possibly provide a list of people who do mowing at a reasonable cost. Sergio Conejo is recommended as doing a good job and he's reasonable. Mike also mentioned Tim Bieber(?)

NEW BUSINESS

GID 4

- The big issue right now is snow removal. Our old contractor has ended his business. We need to find out if a new contractor has been hired.
- This winter could be a problem if the new contractor isn't as good.
- Christian has been doing a good job on the GID 4 board. He is very responsive.
- Road maintenance has been underway since early August. Should be done soon.
- A mill levy increase was passed in 2015 giving GID 4 more money to work with. However costs are increasing. The new snow removal contractor will likely be more expensive.

Turnover of Treasurer Duties

- Past Treasurer Gail Albers did a good job

- Just has taken time on turning over treasurer duties to Debbie Stalder, our new treasurer. Turnover of duties will take place soon.
- Currently \$26,237 is in the CHPOA account. This includes dues received to date for 2017.
- But the bill for the slash pickup is not yet paid. The account will be back to about \$20,000 after that. This is usually the low point in the year for the our funds,

Next Newsletter Production

- The last newsletter was to be produced around June 25th. At the last minute Lisa Feen said she couldn't do it as her computer was down. So Bob put together the newsletter, which was a lot of work.
- We have a nice newsletter and Lisa is willing to continue doing it. Lisa said she normally charges about \$100 for a newsletter. We agreed to pay her \$100 for this service.
- Bob ask Kim to assist in getting the articles ready for the next newsletter in terms of editing and processing. Kim agreed.

Taking Calls and Emails

- Bob asked if someone would be willing to take calls and emails on a rotating basis.
- They would only be required to take the incoming calls and emails. If the request is routine they could provide an answer. Otherwise, pass on to Bob and/or the entire Board for further actions.
- The main thing is to let the caller know that we have received their request and will get back to them.
- Bettie offered to do this though she will be in AZ. And it was decided that would work. We will rotate the duty periodically.
- The usual amount of incoming communications is about 2-3 per week (unless there is a big event like a 30" snowfall).

Incentives for Paying Dues On Time

- We considered the idea of reducing the dues from \$30 to \$25 if they were paid on time
- Gail, past treasurer, was not open to this because it complicated the treasurer's job.
- An alternative was suggested to increase the dues from \$30 to \$35 if the dues are paid late, past a certain date.
- This would encourage people to pay early and avoid a crunch right before slash pickup and the annual meeting.
- Much of the current year's dues goes to slash pickup.
- Annual dues supposed to be paid in January (a form for this is part of the newsletter)
- Mike suggested there may be a need to change the bylaws, but mostly if the dues were lowered in some way. Bob said we can make this be a temporary trial and introduce a permanent change at the next annual meeting.

- It was Suggested raising it from \$30 to \$40 if paid late, but this was considered possibly “pushing it”
- We agreed to set the cutoff date at March 1st, after which the dues would be \$35.
- Dues collected at the Annual meeting are only for 2017 (or that current year).

Wildlife Ordinances

- People are still putting bags out. Hard sided containers are required for garbage that can attract animals. Container must be bear resistant if trash is put out the night before.
- We will continue to put this in the newsletter. It is not our job to enforce.
- After Sept 1st it is supposed to be enforced by sheriff department, but they have little time for this.

Speeding In Carriage Hills

- Put something in the newsletter. Dangerous situation people out walking on roads.
- Have Sherriff patrol occasionally
- Sheriff could put up a portable speed sign again

PROJECTS FOR THE YEAR

Purchase of Home Address Signs

- Some signs are too small or up a long driveway
- Ambulances etc. at night could have difficulty finding the right house with possibly minutes lost
- Mike suggested checking with the Senior Center to purchase reflective signs, about \$20
- Put on a post by the road
- Even putting signs at 2 to 3 houses on a street is an improvement
- Fire Dept. might have ideas how or where to post. The senior center did work with the Fire Dept.
- It was suggested that signs might be purchased in bulk
- Betty expressed that this is a really good project...possibly life saving

Incentives For Culvert Cleaning

- Something to look into at the end of the year

Neighborhood Potluck Dinner With The Annual Meeting

- Bob asked for thoughts. Some thought this might increase turnout.

- He said many years ago there was a huge turnout when there was a potluck with the annual meeting. This was during a battle over annexation by Town of Estes Park.
- Some streets have their own potlucks, e.g. Ramshorn Dr. and Larkspur Dr.
- Possibly of a holiday gathering was suggested. We decided not to pursue at this time. Instead maybe have it after the garage sale?

Clean Up Day/Slash Pick Up

- July is slash pick up time
- Coincides with annual meeting which is when many dues are paid

Other Thoughts

- Don mentioned that some fire hydrants are buried in weeds in the summer and the property owners need to keep those visible and accessible
- Mike mentioned a new fire hydrant in their yard to be installed is laying in the grass. hopefully to be put up next week
- Kim suggested the possibility of snow fences put up along driveways to prevent drifting snow. This would be okay. With any fence below 7 feet no building permit would be required. However, homeowners would be required to submit a request to our Architectural Committee. This would be required even if it is a temporary snow fence
- Bob's informed the board that he has just one more year as president. It is usually a two year office. To be thinking of his successor.
- Betty suggested a list of members various committee involvement to be used just as a resource. She is part of the Trail Gazette Editorial Board, and may be able to facilitate an article or something for Carriage Hills
- Next Meeting Date - Early in December, probably the first week of December. DJ suggested an afternoon meeting expressing too many evening meetings. This was agreeable to others. Also it was suggested to put out 3 dates as with this meeting, and see which date works best. The Library was considered a possible location....but with remodeling this may be difficult. The new senior center was considered a possible location but the charge could be high. Debbi offered to have it at her house.

Meeting adjourned