

Wolf Laurel Road Maintenance & Security Homeowners Association
Minutes of the Meeting of the Board of Directors
January 17, 2020

The meeting was called to order by President Kessler at 10:00 AM

Directors in attendance in person: Stone, McMillan, Pendleton, Klumpp, Kessler, Jantzen, Carrigan

Directors in attendance by phone: Parker

Directors absent: Simmons

Staff in attendance: Wyatt, Porche', Connor

Audience: 12 in attendance

Approval of Minutes from December 20, 2019 meeting

Upon motion and duly seconded, the December 20, 2019 minutes were approved.

Approval of Consent Agenda

Receipt of Road Staff Report – see attached

Receipt of Security Staff Report – see attached

Upon motion and duly seconded, the consent agenda was approved.

Finance Report

Preliminary report of financial condition prepared before year-end accounting:

Wyatt reported she was still working on year end entries.

She has billed the ski slope for 2019 assessments. She has been in contact with the CPA and hopes to have a draft of the tax returns in a couple of weeks.

Treasurer's report on reconciliation of accounts: Ron Stone

Stone reported that he has reviewed the reconciliations and bank accounts.

ARB Report – Mike Stapleton

The ARB committee met on January 15, 2020.

In December, there were 3 minor applications and 1 interior application.

The committee addressed the outdoor lighting issue. An email was sent out to the community explaining covenant rules on outdoor lighting. Stapleton also updated the committee on properties involving various ongoing issues.

WLPOA Meeting

Kessler attended the WLPOA meeting. The POA Board asked what WLRMS's document retention policy was and they discussed the minor damage to the parking lot caused by snow removal.

Communications – Kessler

Kessler reported two e-blasts were sent to the community about the maintenance facility site selection process.

Kessler made a motion to shift the February work session from Wednesday, February 12th to Saturday, February 15th at 10:00am. Klumpp seconded. Motion carried.

Road Maintenance – Steve McMillan

McMillan reported high winds caused damage to the maintenance facility roof over the salt storage bin and office. Staff repaired the structure.

There is a 6" fracture on WL Road caused by a piece of debris. The contractor will make a temporary fix and will be back in the spring for a full repair when the asphalt plant opens. This will be covered under warranty.

Long Range Planning – Cynthia Kessler, Jim Klumpp

The committee is working with road maintenance and security to update the asset schedule to be presented to the finance committee. The finance committee will then prepare a multi-year capital plan for the community matching our needs with our projected revenue giving us target goals for reserve contributions.

Old Business:

Update on maintenance facility site selection – Today is the soft deadline for receiving ideas and information from individuals within the community. The next step will be a formal written project proposal which will go to the finance committee for review. After being reviewed, if it is over \$100,000 of community resources, it is published for community comment before the board deliberates.

McMillan said the building/covered area perimeters have been staked out on the Hampton Gap site for visual purposes only.

New Business:

The board has received five requests from property owners wanting to donate their lots to be relieved of the obligation of paying assessments. The facilities committee will look to see if there is a strategic community need for these lots that will offset the loss of revenue. If not, we will refer these property owners to relators or investors.

Audience Comments:

An audience member asked if there had been any feedback from realtors on how the road improvement has impacted the view of our community and another inquired about the unfinished house on El Miner.

President's Response:

There has been no feedback from realtors so far. The ARB has been in contact with the owner of the unfinished house on El Miner, which is an ongoing process.

Next board meeting: Work Session February 15, 2020 at 10:00am

Board Meeting: February 21, 2020

The audience was adjourned for the public meeting.

Prior to meeting in executive session, the board visited various proposed sites for the permanent location of the Maintenance Facility with Nathan Woody. Convening in executive session, the board discussed the viability of the sites and decided to pursue cost estimates of locating the maintenance facility on 3 of the sites.

The board met in executive session and took up the issue of imposing a fine on a property owner after multiple reports of the property owner's invitee driving aggressively on Wolf Laurel roads. After hearing from the property owner and his invitee, reviewing various incident reports and due deliberation, the board voted to impose a \$100 fine with a second \$100 fine suspended but immediately due upon the next violation.

Respectfully submitted by David Pendleton, Secretary

**Wolf Laurel Road Maintenance
Monthly Report**

January 8, 2020

Roads:

- Wolf Laurel has received 5 plowable inches of snow which required 12.5 hours paid overtime at time and a half for hourly employees.
- Road Maintenance crews have removed numerous tree limbs out of road ways caused by high winds.
- Road Crew fixed a slide on May Apple Lane, the materials for this was two loads of boulders and 3 loads of millings for back fill.
- Road Crew continues to blow leaves from ditch lines when weather allows.

Equipment:

- Had to replace hydraulic motor on one of our salt spreaders cost for the replacement was \$420.00
- All other equipment has been serviced and is in good working order

Fuel Usage:

- On road diesel: 102.5 gallons, cost \$296.23
- Off road diesel: 247.5 gallons, cost \$571.73
- Gas: 199 gallons, cost \$537.30

Security Report

1-8-2020

Staffing:

The Security staff would like to thank everyone for the goodies, food, and gifts.

Upcoming Events:

Snow????? More Skiers

Gate Trends:

Barcode Lane - 4548

Skiers and Guests -3704

Workers and Guests-256

Preserve Gate-27

Rover Trends:

Roving patrol has run 2903 miles at a cost of 712.65. Had to have a tire fixed on jeep. Both vehicles have been inspected, taxes paid, and new tags put on.

Security matter concerning flag pole.

Ken/SOS