

Loghill Village Home & Property Owners Assn. (LHV H&POA)

Minutes – Annual Meeting

July 15, 2014 - 5:30 PM

- **President's Welcome – Jim McCarthy**

LHV H&POA President, Jim McCarthy welcomed everyone to the meeting and gave a special thanks to the members present for supporting LHV H&POA with their dues.

- **Treasurer's Report – Larry Meyers**

LHV H&POA Treasurer, Larry Meyer's provided an update to on the LHV H&POA finances.

As of 6/30, LHV H&POA has received 2014 dues from 157 members. Starting in 2014, one third of the dues (which represents the increase from \$50 to \$75) will be earmarked for road maintenance.

As an added note, there will be a payment for repairs and reinforcing straps for the Mail Kiosk for approximately \$3,000 and an additional invoice for repairing the pavement pot holes in the amount of \$300. These two bills are not reflected in the 6/30 numbers.

- **Association of Dallas Creek Water Users (ADCWU) – Jim McCarthy**

As a member of the board of the ADCWU, Jim commented that our water supply is critical to our ability to live on a dry mesa like Loghill. ADCWU was formed to monitor our supplier, Dallas Creek Water Co (DCWC) and is currently adequately funded. At this point in time, there doesn't appear to be any problems needing immediate attention, however it is rumored that DCWC may be considering an application for a rate increase. If this does come about, ADCWU will be present at any PUC hearings to represent a unified voice for the customers of DCWC.

- **Fire Mitigation – Jim McCarthy**

Jim reiterated the importance of thinning the Pinion/Juniper forests, which can be some of the most dangerous when it comes to wildfire. There are still grant funds available with possibly 90/10 or 50/50 matching funds.

While they can't do small lots, hydroaxe equipment can do up to 5 acres a day, which is much quicker and less expensive than the chain saw and chipper approach.

To start the process, contact Austin Shelby with the Colorado State Forest Service (970-249-9051 X-133). Austin will help develop a plan for your site, even if it is too small for a grant. Additional information on the grant application process is available on Loghill Village web page. Just follow the link *2014 Fire Mitigation Grant Information*.

Reminder, if you smell smoke, call 911.

- **Chipping Day – Jim McCarthy**

The date for the annual Chipping Day has been set for October 7, 2014. We were able to get a 90/10 grant last year which significantly reduced the costs to the individual home owners. We may only qualify for a 50/50 grant this year, it still works out to be a significant cost savings to the property owners. As previously, there will be a discount to LHV H&POA members. Since LHV H&POA does the work of filing the for the grant, non-members will not be eligible for the rebates.

- **Roads – Jim McCarthy**

As has been mentioned previously, Ouray County admits that it is their legal obligation maintain all the roads in Loghill Village. However, with the reduction in property values and the inability to get increased revenues, LHV road maintenance is so low on the priority list that it simply will never happen. As a result, LHV H&POA has been collecting voluntary dues to do as much preventative maintenance as possible.

Last year the cracks in the asphalt were re-sealed and this year the board took an additional step and funded the repair of the two persistent potholes on Ponderosa near the entrance. This repair was also a test of the process that might be used to repair future “spidering” along the edges of the pavement.

A question was raised from the floor regarding long term maintenance. At some point in time, simply sealing the cracks is not going to be enough. Ultimately, the paved roads will need to be chip-sealed. LHV H&POA acknowledges that chip sealing will eventually need to be done, but the project would be beyond the financial capabilities of a voluntary homeowners association. The funding would need to be obligatory and spread equitably over all the beneficiaries.

- **Mail Kiosk – Jim McCarthy**

As many are aware, the Mail Kiosk was damaged by a tall vehicle which threatened the stability of the structure. The damage has been repaired and the responsible person has agreed to reimburse LHV H&POA for the repair costs.

It had already been planned to reinforce the joints with steel plates, so the plans to do the reinforcement were accelerated to be combined into a single project.

There will be a volunteer workday in the future to re-stain the woodwork. The board is also exploring the possibility of adding an addition to the back of the building to store picnic tables, equipment and records for the HOA.

- **Mail Kiosk Bulletin Boards**

While on the topic of the Mail Kiosk, the question was raised from the floor as to whether the LHV H&POA Board members were removing materials from the back bulletin boards. There had been some posters removed for upcoming events and the member was concerned as to why.

The board responded that no one is specifically assigned to police the boards, but if they notice them, they may remove materials for past events. They had no explanation as to why the materials in question were removed other than what would be considered vandalism.

Basically, the general rules are that the boards are split into three sections. On the east side there is an area for the Pet Network and for Community Events. The north bulletin board is for commercial notices. The commercial notices should be kept to around 4 x 6 inches since the area is pretty small. Event announcements should be removed once the event has occurred. The glassed-in bulletin board is reserved for LHV H&POA notices.

- **Mail Kiosk Bulletin Boards**

Again, while on the topic of the Mail Kiosk, it was pointed out that in the winter months when it gets dark early, it is difficult to see to get your mail or if some wildlife may have taken refuge there. The board will look into lighting solutions which might be incorporated into the project to add a storage room.

- **Parks and Recreation – Richard Niemeier**

Richard is the new chairperson of the Loghill Village Park & Recreation District (LVPRD). The current board members are:

Richard Niemeier	President	964-5325	rniemeier@yahoo.com
Shan Zane	Secretary	626-5505	shan@zanecentral.com
Michael Cassidy	Treasurer	626-4080	cassidy@wraweb.com
Al Lowande		626-4194	evanslowande@gmail.com
Rob Ashmead		626-5165	rrashmead@gmail.com

The role of the LVPRD is to maintain the LVH Trail System, including sign maintenance, and the Inspiration Point Picnic Shelter.

Accomplishments since last years' HOA Annual meeting included a volunteer work day to build a new extension of the Elk Run Trail to connect it to the Escarpment Trail and the construction of new steps at the beginning Deer Trail at on Canyon Drive. Another volunteer trail work day is planned for this fall to repair some erosion.

LVPRD is fighting a constant battle with mullein, so feel free to pull some if you are so inclined.

Loghill Volunteer Fire Dept. did fire mitigation to protect the Fire Station. Some of the mitigation extended, with permission, into Park & Rec land.

- **Entrance Sign Area**

A member brought up the issue that that sign area at the intersection of CR 1 and Ponderosa has not been well maintained. This corner is actually owned by Fairway Pines HOA, not Loghill Village. Jim McCarthy volunteered to discuss the issue with their board.

- **Fox Tail Grass**

A member brought up a question as to whether there was anything that could be done about the fox tail grasses along the trails. Many folks walk dogs on the trails and the burrs can get in their feet. LVPRD will look into this.

- **Pet Network – Ted Rector**

Ted noted that there are now 60 to 70 members in the Pet Network, and encouraged everyone to get on the mailing list. There have been several success stories of pets being reunited with their owners. To get on the list please contact:

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

In relation to pets, coyotes are a continued threat. Be coyote aware and do not leave pets outside in an unprotected area.

- **LHVFD Generator**

A member brought up a question as to whether the LHVFD generator worked during the recent scheduled SMPA outage. Assistant Chief Tom Austin responded that it did, and also mentioned that the generator is tested every Friday.