

ROAD & RECREATION BOARD MEETING
FEBRUARY 17, 2007

IN ATTENDANCE: Inge Hongsermeier, Ruth Ludwig Rex Schweers, Jim Sidebottom, Steve Smalley, David Smith, Jerry Valko, and Manager Jody Sandquist.

PROPERTY OWNER'S & OTHERS IN ATTENDANCE: Ten (10).

PRESIDENT STEVE SMALLEY CALLED THE FEBRUARY 17, 2006, TO ORDER AT 12:54 P.M.
(Meeting delayed one hour due to weather conditions.)

ADOPTION OF AGENDA:

MOTION: Jim Sidebottom moved to adopt the Agenda. David Smith seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Inge Hongsermeier moved to approve the minutes of the January meeting. Rex Schweers seconded the motion, which passed unanimously.

MOTION: Ruth Ludwig moved to approve the December 16, 2006, minutes as submitted. David Smith seconded the motion, which passed with one abstention: Rex Schweers.

OFFICERS' REPORT

- PRESIDENT'S REPORT: Steve reminded everyone the Fire Policies Ad Hoc Committee would be meeting Sunday morning at 9:00 a.m.
The Covenant Consent Forms are coming in fairly well. He thanked those on the phone banks for their efforts.
Steve applauded the outside staff for the excellent work they have been doing under Jody's direction.
- TREASURER'S REPORT: Written report.

MOTION: Rex Schweers moved to approve the Treasurer's Report. David Smith seconded the motion, which passed unanimously.

MOTION: Inge Hongsermeier moved to move \$70,000.00 out of the lock box to Water & Sewer's Operating Account. David Smith seconded the motion, which passed unanimously. (Water & Sewer had cashed in a CD that was deposited in the lock box.)

MANAGER'S REPORT: Jody reported that the slash pile is now open.
A nuisance trailer reported in the 8th Filing has been moved back from the road.
Jody reported on snow fences.

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Randy spoke with the Street Superintendent from Bozeman, Montana regarding high gates. A high gate can be dropped to prevent berms, but it cannot be placed on a pick-up truck. Further, once installed on a piece of equipment, it cannot then be re-installed on another piece of equipment. Each high gate costs \$8,000.00. The Street Superintendent did not believe they could be used on dirt sloping roads and driveways. Bozeman has a ten-person crew, and they allow their crew 60 hours to clear 100 miles of road. We plow approximately 80 of our 86 ½ miles, and allow our three-person crew 12 hours to clear our roads.

The Board reviewed a written report on the costs incurred due to the blizzards of December 2006 through January 2007. Jody requested emergency assistance funds, which were denied because of our private roads.

Resumes for Board positions are due by February 28th.

Jody asked the Road & Rec. Investment Committee to meet after this meeting because of investments coming due.

LETTERS, REQUESTS, COMPLAINTS & COMMENTS FROM PROPERTY OWNERS:

1. Teuton (11093): This letter referred to the situation of property owners clearing snow from their driveways and pushing it into the middle of the road. Jody has responded to Mr. Teuton.
2. Godowski (13027): This referred to an issue that will be looked into by A.C.C.

AGENCY REPORTS

1. DOW – BEAR AWARE: Jim Tiffin presented a draft of an approval letter for access to property should a bear hunt be called for in the fall.

MOTION: Rex Schweers moved to approve the permission form for the bear hunt 2007. David Smith seconded the motion, which passed unanimously.

COMMITTEE REPORTS

1. GREENBELT MANAGEMENT: Jody reported that slash piles in the 12th and 15th Filing greenbelts have been burned. Colorado State University has remitted a check for \$10,532.00 as matching funds for the Phase II work in the greenbelts.
2. HEARING PANEL: No report.
3. NEWSLETTER: Sharon Cooper reported that the concern about free advertising was discussed and policy #24 was proposed, seconded, and approved by the Committee. They also discussed and recommended that the following request is presented to the Board, i.e. All complaints regarding the *Wapiti Bugle* should be directed first to the Newsletter Committee. The Newsletter Committee will review and respond to the complaint. If the Newsletter Committee is unable to resolve the complaint, then the matter will be presented to the Road and Recreation Board for appropriate action. The deadline to submit photographs, articles and resumes for the May/June issue is April 16th. Policy #24 reads as follows: Artwork or any other contributions to the *Wapiti Bugle* will be acknowledged.

MOTION: David Smith moved to approve Policy #24. Jim Sidebottom seconded the motion, which passed unanimously.

Helen Norton (05061) asked that the matter of complaints being first directed to the Committee to which it pertains be applied to all Committees. Jody related that complaint letters are currently copied to the appropriate Committee as well as the Board. Steve stressed the importance of

everyone knowing that if an issue is not resolved by said Committee, the issue is turned over to the Board for resolution. Discussion followed. Elissa Deaton (12054) suggested a response be given to the complainant within a reasonable time. The consensus of the Board is that they will turn complaints over to the Committee involved to try to find a solution to the complaint. Jody stated that every complaint becomes part of the corporate records, and asked that a copy be made for office records.

4. POLICY & DOCUMENTS: Ruth Ludwig noted that a draft of proposed updates to the Property Owners' Handbook was presented to the Board for their review.
5. RECREATION: The Recreation Committee met last on the 5th of February. Prior to that meeting, Bev Eddinger reported she had received a resignation from Barb Livingston, which was regretfully accepted. The Committee wishes to acknowledge that Barb has been a member of the Recreation Committee almost since it's inception, has worked extremely hard for the Committee, and many times has been one of only two or three who comprised the Committee. Our Valentine's Day Party was held on February 10th in the Wapiti Room. 35 people attended it and all enjoyed the good food, "Shirley" joke, games, and prizes. Breakfast At The Lake is planned for June 10th, the Sunday immediately following the Road & Rec. Annual Meeting.
6. ROAD: No report. The Board will be meeting with the Committee on April 20th.
7. SECURITY: No report.
8. A.C.C.: Written report.
9. ENERGY AD HOC: David Smith presented the Board Members with a bid for a solar system that he reviewed for the Board. David will solicit proposals from other companies. This is tabled to March.
10. FINANCE:
 - A. Establish 07-08 CPI for Budgeting Purposes: The Committee is asking the Board to choose a percentage and use that percentage consistently. The Office of State Planning & Budgeting (OSPB) September of 2006 Forecast of 3.4% is the recommendation of the Finance Committee, and if approved this September forecast will be used each successive year.

MOTION: David Smith moved that we follow the OSPB forecast for September 2006 and follow that consistently year after year. Jim Sidebottom seconded the motion, which passed unanimously.

- B. Budgeting process – Jim Sidebottom: Jim suggested there should be more input as to upcoming expenses on determining the budget, and it should not be determined by last year's expenses. A budget should be a management tool. Jim proposes a new format that provides more input by those affected by the budget. Jody needs the opportunity to talk to her people and then come to the Finance Committee with a list of what they would like to accomplish next year. It was determined that the Board would attend the Finance Committee's next meeting scheduled for 9:00 a.m. on March 3rd.
11. FIRE POLICIES AD HOC – Mtg. Scheduled for 9:00 a.m. 2-18-07.
12. FISHING: The Fishing Board does not meet until April.

Jody announced that the grader was working at too far a distance from Basecamp to give the Board Members a field trip.

THE BOARD TOOK A BREAK AND RETURNED TO THE BUSINESS AT HAND AT 4:23 P.M.

OPEN ISSUES

1. UNIFIED COVENANTS: Jody thanked those who have been making the phone calls. There are days when several approval forms are returned from a specific Filing, showing the effects of the calling. Every Filing now is at a 34% approval. Filing 7 has 55% of their approvals submitted and they only need 8 more to reach the 67% figure for their Filing's adoption of the Unified Covenants. The Board determined they would contact Bob Brandes as to the cost per Filing if it becomes necessary to go to court. The Association will go through court procedures on any Filing that has not achieved 67% approval and the Covenants will be put into effect through litigation. It is hoped that this expense will not have to be incurred.

MOTION: David Smith moved that Jody contact Bob (Brandes) and find out how much it is going to cost us per Filing to do this. Jim Sidebottom seconded the motion, which passed with one nay: Jerry Valko.

2. RESTAURANT UPDATE: Jody reported that she is contacting persons who showed an interest last year in being host couples and in working in the restaurant. She has not had the opportunity to visit Breckenridge because of the weather but intends to do so as soon as possible.
3. PROPERTY USED FOR COMMERCIAL PURPOSES: New information has not been received on this. It is tabled to the March Meeting.
4. VEHICLE REPLACEMENTS: Jody stated that one of the reasons we were able to open the roads and driveways was because we had the loader. Every four years we have to put about \$20,000.00 into maintaining this piece of equipment. Through these two months, it paid for itself for twelve years based on the expenses incurred by Glacier View during these snows. We don't want to be without a loader, so we will be doing a lot of careful monitoring of that piece of equipment. Road & Rec. and Water & Sewer co-own the Cat dozer that does not have a cab on it and is not usable in this weather. It has tracks and pushes dirt so it was used for road construction. Water & Sewer used it at the mine. Road & Rec. might want to sell their interest in that piece of equipment to Water & Sewer, or vice versa, as it would be available to them for emergencies at the Dam. Road & Rec. also solely owns the flatbed used to transport the dozer. Jody was instructed to get an appraised value on the dozer. The dump truck sits most of the winter, used primarily to haul iron and dirt, and she was asked to get a value on this also. When the weather warms we will be replacing several windshields. If the dozer stays on Crystal Lakes' property, Jody will have a cab put on it. Steve suggested a letter be sent to Don Weixelman regarding the condition of the roads in Elk Ridge Ranches.

NEW BUSINESS

1. FIELD TRIP IN A GRADER: Intention was for the Board Members individually to experience riding in the grader. However, because of snow conditions, it was not available.

MOTION: Inge Hongsermeier moved to adjourn. Jerry Valko seconded the motion, which passed unanimously.

THE FEBRUARY 17, 2007, ROAD & RECREATION BOARD MEETING ADJOURNED AT 5:10 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary