

DRAFT
Red Hawk Annual Meeting
May 21, 2008
7 p.m.
Trailside Park Conference Room

Roll Call

A quorum was established and the documentation is attached as exhibit 1. All the members in attendance introduced themselves.

Dave Walters - President
Tom Coleman – Board Member
Carolyn Connell
Jerry and Becky Gulden
Doug and Sherie Carp
Susie Weaver
Robert John
Joan Rosenthal
Ken Chambers
Sara Hutchinson for Fuller
Kyle Arnold – Board member
Carla and Chuck Coonradt – Board member
Sherry Harding

Dave welcomed the Carps who are new owners to the community.

Proof of Meeting Notice was Established

Minutes of the 2006 Annual Meeting

Dave Walters asked if there were any questions about the 2007 Annual Meeting Minutes. Sherry Harding asked about whether the Board resolved the Board member length of term question from the last annual meeting. This has not been resolved but the Board agreed to address this issue at the next board meeting. The purpose of the board member length of term is to prevent a complete turnover of all the five members on the Board at once. Two or three directors would be elected each year instead. Dave Walters suggested that if a member wants to be on the board that they should get involved by being on one of the committees. Sherie made a motion to accept the 2007 minutes. It was seconded and approved unanimously.

Report of Officers.

President's Report – Dave Walters

The Board put a lot of effort into doing the road paving straw poll vote and binding vote this past year. The CC&Rs were carefully followed when taking these two votes. Time

was spent time with an engineer and others that are in the business of building roads identifying exactly what work needed to be done in order to have a quality road product. The written binding vote determined that a majority of the members wanted the road paved. A detailed road paving report will be given later during the meeting. The Red Hawk water system was improved this year and the details will be given during the Water Committee report.

Treasurer's Report - Peter Weaver

Peter was not able to attend the meeting so Brenda Lake, the Owners Association, manager gave the report. It is attached as exhibit 2. The 2008/2009 Budget, current Balance Sheet and Road Paving Budget were all presented to the members. Kyle made a motion to approve the budget. It was seconded and approved.

Committee Reports

Road Committee General Report

Kyle Arnold gave this report. He just took over the chairmanship of the committee from Bill Ward who recently resigned from this position after a long period of service. The large amount of snow this winter resulted in a high snow removal costs. The Board is focusing on the road-paving project at this time.

Road Paving Committee Report

Dave Walters gave this report. The Association has collected the road assessment from all but two property owners. The Board had voted to proceed with the road-paving project as long as all but two owners had paid the assessment by June 1. The extra money collected will be saved to pave the Red Hawk Lane Spur when someone actually builds on one of the two lots on this road. The road will be paved from the entrance gate to the first driveway of lot 19. Any lots owners to the north are responsible for extending the road to their property. The roads are still drying out and Steeds, the contractor, will determine when they begin the project and this should be around June 1. The road-paving contract includes installing conduits under the road for utilities to unimproved lots. The ditches will have riprap to reduce erosion. The Board addressed road safety aspects when developing the specifications for the road including improved culverts, signage, and guardrails in a couple areas. There has been some concern that driving speed will increase once the road is paved so Dave stressed that everyone should slow down and be aware of people walking or walking dogs and children playing. The posted speed limit will be 20 miles per hour. The project should take approximately two months to complete.

Water Committee Report

Tom Coleman gave this report. The Water Committee has the following members: Tom Coleman, Chuck Coonradt, Sherie Harding and Ken Chambers. Anyone interested in serving on any committee is asked to participate.

Water system update. The Association began using Aqua Environmental Services to maintain the water system about a year ago. An individual water operator had been maintaining the system before Aqua Environmental was hired. Maintenance costs have increased as a result but the system maintenance has improved. Last year's \$1000 per owner water system assessment was used to improve the notification system using dialers that call the water operator when the water is too low or high in the storage tanks. Phone lines had to be installed and now there is a monthly ongoing phone line expense. Also pressure-reducing valves were installed so that water can flow from the upper to the lower tanks. This helps to ensure that all Red Hawk homes have water coming to them. In Aqua's most recent report they recommended that the motors be inspected and perhaps improved over time. Tom commented that the water system could provide water to up to 100 users. On a per gallon basis, Red Hawk owners pay a fair amount for water when compared to other water systems. There is not a big water system projects planned in the immediate future.

Water Meter Reading. In years past, we have done an annual reading of the water meters in June. In some cases, the water meters may be inside homes and will need to be read by the water operators. This water meter reading will be used to determine the water usage fee. Currently, Red Hawk users pay a set amount for the 80,000 gallons allowed. There were quite a few owners that use under the 80,000 gallon allowance. Homes that use over the 80,000 gallons will pay a higher water usage fee. The Committee thinks that this is a good way to encourage water conservation. Sherie Harding commented that landscape watering is ok whereas irrigation of fields is not.

Personal Water Storage Systems. There was some discussion on installing personal water storage systems to help fight wildfires. Park City Fire would respond to a fire in Red Hawk although technically, the Wanship Fire District is supposed to respond. The Fire Marshall will come out and give owners advice on how to protect their homes in case there is a wildfire. There should be a cleared perimeter around your home of 100 to 200 feet. Summit County does provide funds to Association's that want to develop a fire plan. Becky Gulden commented that in the past, the Association has not been able to get owners interested in developing such a plan. Kyle Arnold has researched storing water in ponds for fire fighting. He is considering draining his ponds, enlarging them, lining them and then refilling them. He might be able to get funding from the state for this type of project. Once they are filled, he has learned that it doesn't take a lot of water to keep them filled. Tom commented that lined ponds could be a danger to children because algae grows on the liner. Kyle said that an inexpensive pump system could be used to run water through the ponds or over rocks to keep algae from growing. Sherie Harding commented that Red Hawk had looked into this concept of using ponds for water storage in the past and that the advice from various environmental groups was that using ponds was not a good use of Red Hawk's water because of evaporation. Tom asked that Kyle provide whatever information he gathers to the Water Committee.

Water Shares. The Water Committee is reviewing the unused water share issue as to whether water shares can or should be returned to some Red Hawk members. Kyle has talked to the state about these unused water shares and would like his returned so that he can build some water storage ponds. He understands that the water shares may be lost to the state if they are not used.

Environmental Committee Report. Carla Coonradt gave the report. The Committee members are Carla Coonradt and Becky Gulden. The Committee reviews new plans and is responsible for the trail system. This year the Committee sponsored a weed seminar and approved Coleman's new barn. It was a slower year than usual. Sarah Hutchison is helping to work on trail system improvements and maintenance. Sarah commented that she thinks the trail committee needs people from different areas of Red Hawk to be effective. Kyle noted that his wife Karrie would like to be on the committee.

Election of Directors.

The following slate of directors was presented: Kyle Arnold, Peter Weaver, Tom Coleman, Dave Walters, and Carla Coonradt (the present directors) for a vote. They all currently serve one-year terms as noted in the bylaws. Ken Chambers motioned to approve the slate of directors. The Board will institute a term length at the next Board meeting.

New Business.

Volunteers for CC&R and Bylaw committee. The Board asked for volunteers to review and rewrite the Bylaws and perhaps the CC&R's also. Sherie Harding noted that members have reviewed the CC&R's many times in the past and after a lot of consideration thought that a CC&R guideline made more sense. The Board wants the Committee to focus on the Bylaws. Doug Carp volunteered to head up the Committee and Carla Coonradt volunteered to be a member.

Silver Creek Road Maintenance. There was a very long discussion about this issue. At the last annual meeting, a majority of those in attendance wanted to pay Silver Creek Association an annual sum to be used for Silver Creek Road maintenance. The Board has been trying to get the Silver Creek leadership to respond to a request to propose a fair maintenance fee for Red Hawk owners. Red Hawk Board members attended two Silver Creek Board meetings to try and address this issue. Then, a letter was sent to the Silver Creek Special Service District in March asking them in writing to provide a proposal on an appropriate fee. About 5 years ago, the Red Hawk Association stopped paying the annual Silver Creek road maintenance fee of approximately \$300 for each occupied Red Hawk lot. The concern is that the Silver Creek Association stopped maintaining Overhill Road this past fall. They recently graded most of their roads but didn't grade Overhill. There was some discussion about approaching the Silver Creek Association about taking over the maintenance of Overhill Road, the only access to Red Hawk. However, since it is in the Silver Creek Service District, Red Hawk probably cannot take over its

maintenance. Gerry Gulden commented that this was the third year that this issue has been discussed with no resolution. Kyle commented that Red Hawk should give the Silver Creek Association road maintenance money so that Red Hawk can then feel comfortable about going back to them about paving Overhill road to the Red Hawk gate. Kyle Arnold made a motion that Red Hawk owners pay \$300 per Red Hawk property to the Silver Creek Association for road maintenance and that it begins being paid on July 1, 2008. This payment will be re-evaluated again at the next annual meeting. The motion passed with the following seven members voting "for" the \$300 annual fee: Coonradt, Arnold (2 votes), Fuller, Rosenthal, John, Carp (not eligible to vote so disregarded), and Gulden. The following three members voted against: Coleman, Chambers, and Ward. The following three members abstained: Weaver, Connell, Walters.

Road Paving of Overhill Road to the Red Hawk gate. Kyle Arnold researched paving Overhill Road to the Red Hawk entrance gate where the Red Hawk road paving will end. The estimated cost to bring in road base, grade and pave the road is \$40,000. In the past, there have been intense discussions about using Red Hawk funds to pave roads outside of Red Hawk. A number of members are very opposed to paving Overhill Road. Kyle noted that he thought that it would be an important gesture to Silver Creek to begin paying toward the Silver Creek road maintenance now. This shows Red Hawk's willingness to participate in the cost of road maintenance. There are currently Silver Creek residents pushing to pave the upper portion of Silver Creek road which would complete the paving of all the dirt roads in order to access Red Hawk properties. Kyle called for a straw vote to determine who would be willing to pay approximately \$3000 to have the road paved from the gate down to Silver Creek Road (if Silver Creek will allow it). Five voted against the motion, six voted for the motion and one abstained. This discussion and a formal vote will have to take place again in the near future.

Adjournment.

The meeting adjourned at 10:00 p.m.