

2007 Red Hawk Annual Meeting Minutes
May 23, 2007
7 p.m.

Roll Call

President Dave Walters asked everyone to introduce themselves to the rest of the group. A quorum was established with 14 of the 20 eligible voters in attendance in person or by proxy (attachment 1).

Proof of Meeting Notice was Established

Minutes of the 2006 Annual Meeting

The minutes of the 2006 Annual Meeting were reviewed and then approved by the attendees.

Reports of Officers

President (Dave Walters) –

Dave deferred speaking because of the number of issues to be covered in the meeting.

Treasurer (Peter Weaver) –

Peter gave the budget report (attachment 2) and noted that the fund balance has continued to grow and has increased by \$8,000. Peter reviewed the Association's Profit and Loss Statement. Since there is no planned construction, no water connection or road fees will be collected this year. Quarterly dues will remain the same at \$500. Road maintenance costs will remain consistent in the coming year. Water system maintenance will be lower next year than this year because of the extra maintenance cost we had this year. . An increase in legal fees was put into the budget because of upcoming issues with potential new owners. The Association is able to meet future emergency contingencies. Robert John motioned that the 2007/2008 budget be approved. Mr. Chambers seconded the motion and it was approved.

Reports of Committees

Road Committee

Dave Walters read Bill Ward's attached written road report attachment 3. He noted that the majority of property owners wanted to pave the road when the straw vote was taken. The next step is to develop a detailed road paving specification and this is currently in progress. With regard to property owners adjacent to Red Hawk, they have indicated that they are interested in paving the unpaved portion of Silver Creek Road, particularly, owners on Toll Canyon Road.

Tim Charlwood commented that the Silver Creek HOA is upset with Red Hawk for not contributing to the Silver Creek Special Service District that maintains Silver Creek Road. Red Hawk used to contribute to Silver Creek Road's maintenance but the contract between the Associations ran out. Kyle Arnold noted that this issue has been discussed at

the last three annual meetings and nothing ever seems to happen. He thinks we should contribute to the maintenance of Silver Creek Road. Sherie Walters thought that Red Hawk should contribute the Silver Creek Special Service District but that a portion of those funds should be put into an escrow account for future road paving. Tim Charlwood noted that Silver Creek is planning to continue paving the Silver Creek roads over time. Tom Coleman noted that this issue has been discussed during Board meetings.

Kent Fuller proposed that the Board talk to the Silver Creek Association about contributing and then as a separate issue discuss paving the unpaved portion of Silver Creek Road. Kyle Arnold noted that there are two issues 1) Red Hawk should be paying to help maintain Silver Creek Road and 2) Red Hawk should be looking into paving the unpaved portion of Silver Creek and Over Hill up to Red Hawk. Sara Bresee agreed. Carla Coonradt noted that she is currently discussing road issues with Silver Creek. John made a motion to pay up to \$300 per household as an olive branch to begin discussions about paving the remainder of the road. Kyle Arnold noted that since Red Hawk has not paid the \$300 per year per household to maintain Silver Creek Road, Silver Creek has lost \$30,000 in maintenance fees over the past 5 years. Sherie Walters thought that Red Hawk should make stipulations on its contributions. After much discussion, a motion was made that Carla begin open dialog with Silver Creek with no commitment to specific fees to be paid and report back to the Board within 30 days. This information will be conveyed to the membership at that time. The motion passed.

Water Committee

Tom Coleman gave the report. As a result of enough homes being occupied in Red Hawk, the ROA may have to begin meeting the state's water system requirements. State certified water systems versus uncertified water systems were discussed. A water system with 15 connections or 25 people drinking the water requires state certification. Red Hawk is approaching this level now. The Red Hawk water system is not capable of fighting a house fire. This is a concern.

This winter there was an air lock in the water system that was misdiagnosed as a frozen line. Sara Bresee commented that there was an extraordinary effort made to continue providing water to her home and she thanked those who made this effort. Tom Coleman noted that Red Hawk has an expensive water system per capita that will get more expensive as we hire a full time system management company. Two new towers were added to the telemetry (communication between the pumps, wells and the tanks) this year. Water system improvements required may include additional storage tanks, pressure reduction valves, and improved alarm systems.

The Water Committee has met with one Engineering firm and will meet with at least one other to make recommendations for important water system improvements. The Water Committee has a deadline on the water system engineering RFP of June 30, 2007. The engineering firm will determine how much water system re-engineering should be done for a more reliable water system. Some attendees wanted a clear articulation of what problems need to be solved. One problem is that the water system is not accurately documented so an operations and maintenance manual needs to be developed. Another

specific need is improvements in the telemetry system that could be installed as alert mechanisms and pressure reducing valves to allow the water users at the lower portion of the water system to use the water in the higher tanks. The Committee will talk to another engineering firm in the next week. If the general consensus of two or three engineering firms is the same, the Water Committee will make recommendations to the Board by July 31st on how much this work will cost.

Chuck noted that we have a part time independent water operator and this is a problem sometimes. He will be talking to a water service operating firm that may be able to provide more reliable service.

Tim Charlwood noted that he thinks the Board is making a big deal of the water system when he doesn't think that it is that big of a deal. Kyle Arnold agreed that he did not think that there is a major water system problem. They do not want the road paving vote held up by the water system research to determine potential water system assessments. Peter Weaver noted that the reason for this sequence of voting was because the Board thought that the water system improvement costs could be determined by July 15. From the comments the Board received during the straw vote, members want potential water assessment information to be available when the binding road paving vote is taken. When this voting sequence was decided, the Board didn't know what was causing the water system failure to the upper water system users. The problem could have been catastrophic but in the end it wasn't. There was a motion to vote on road paving by August 1. Ben Kater noted that three pieces of information were important in the decision and vote on road paving: 1) whether paving the unpaved portion of Silver Creek Road is of interest to adjacent property owners outside of Red Hawk, 2) the cost of road paving, and 3) the potential cost of water system improvements.

Environmental Committee

Carla Coonradt gave the report. The Environmental Committee had an informational weed meeting. Toadflax and Dyer's Woad were identified as the worst weed problems in Red Hawk. The Environmental Committee will contact property owners that have a weed problem. Carla welcomed the Rosenthal's to the community. The construction site has been kept up nicely.

The only new proposed construction is at the Coleman's where they will be putting in a barn and riding area.

Ms. Hutchison asked about linking Red Hawk with the Preserve's trails outside of Red Hawk. Carla asked her to meet with Environmental Committee to discuss potential new trails. Kyle Arnold commented that it would be nice to have a few new trails down to the beaver ponds.

Election of Directors

Dave Walters indicated that all six current Board members (Dave Walters, Ben Kater, Bill Ward, Peter Weaver, Tom Coleman, Carla Coonradt) of the Red hawk Board are willing to continue in their capacity. Chuck Coonradt nominated Kyle Arnold as a new

ad hoc board member to join Ben Kater in that capacity. There was a motion to keep the current board members as directors adding Kyle Arnold. This motion was approved.

The Board is going to set term limits at its next Board meeting.

Unfinished Business

Peter Weaver noted that the receiver portion of the gate is not working properly. The gate company is trying to repair this problem.

The gate code will change on July 1, 2007.

New Business

Sara Bresee did not like the letter she received about speeding on the Red Hawk roads from the Board. Instead, she would appreciate her neighbors telling her when they think she is speeding. She did appreciate that everyone was asked to slow down in the newsletter.

Promontory Fire Station responds to the Red Hawk area now not the old Burns Fire Station. Burns Fire Station is an administrative office now.

Kent Fuller asked whether owners can put up solar panels on homes or put up small wind generators. Carla stated that the Environmental Committee will review this type of request on a case by case basis. Currently, there is no policy on these items.

Robert John made a motion to adjourn at 8:55 p.m. The motion was approved.