

DRAFT
RED HAWK RANCH OWNERS ANNUAL MEETING
MAY 12, 2010
7 P.M.
TRAILSIDE TRAINING ROOM

1. The meeting was called to order with the following board members in attendance:

Carla Coonradt
Joren Peterson
Tom Coleman

The following Red Hawk owners or their representatives were in attendance:

Gulden
Fuller
Rosenthal
Chambers
Connell
Bresee

There were four proxies for Ward, Walters, Weaver, and John. Eighteen Red Hawk members are eligible to vote so ten were needed for a quorum. There was a quorum established since thirteen Red Hawk members were represented in person or by proxy.

2. The minutes of last year's annual meeting held on May 13, 2009 were reviewed, a motion was made and seconded to approve them and they were approved unanimously.
3. Reports of Officers
 - a. President's Report – Carla Coonradt gave the President's report. The snow plowing went very well this winter using Geary as the contractor. Water system maintenance costs were down this past year with no problems to report. There are no new concerns in the community and no new homes are scheduled to be built. Ken Chambers was welcomed to the neighborhood as he has finished his home and has moved in.
 - b. Treasurer's Report – Joren Peterson gave the treasurer's report.
 - i. Joren reviewed each line item of the proposed budget. The net projected income for this year is \$35,815. Since the accounts receivable is \$42,927, the

projected income was not actually collected and this will result in the ROA not meeting the projected net income.

- ii. Carla noted that the ROA had some repairs done on the road last summer and the contractor was paid but then he did not pay his subcontractors. This contractor then declared bankruptcy. His subcontractor then filed mechanic's liens on six Red Hawk properties near where the road work was done. These liens will expire 6 months from their filing. Unless the lien filer files a law suit to try and collect what is owed, the liens will expire in June 2010.
 - iii. Joren reviewed the Balance Sheet. He discussed the different reserve bank accounts that were set up for 1) paving the Red Hawk Lane extension in the future, 2) resurfacing the road in the future, and 3) the water system reserve. The only ROA liabilities are the no-interest loans with past Red Hawk owners taken to improve the water system a number of years ago. The accounts receivable represents past due assessment on four Red Hawk properties. Two of these properties have homes on them and two are empty lots. Liens have been filed on all four properties. A motion was made to approve the budget and it was seconded. The budget was approved unanimously.
- c. Road Report – Carla gave the report.
- i. A couple of areas on the edge of the road were damaged by Geary personnel during the late April snow removal. The Board has asked Geary to perform the required repairs. The road will be crack sealed this summer. It appears that the drainage work done last summer worked and the road drained well during the spring melt.
 - ii. Gate – Carla noted that the entrance gate was severely damaged over a week ago. The Board is still trying to determine who did the damage in order to collect the repair costs from them. In the mean time, the Board is looking into seeing if the gate can be straightened rather than replaced. Because of the past damage caused by people sliding into the gate, the Board is looking into moving the gate or the key pad lower on the road to a flatter spot. There are quite a few factors to consider when deciding exactly what to do. It was noted by many in attendance the importance of the gate opening when it is slippery. Carla asked members for any ideas on ways to improve the gate's performance. The Board will continue to consider alternatives on resolving this issue.
- d. Water Report. This report was given by Tom Coleman. It was an uneventful water system maintenance year as was last year. Once the phone lines were installed at the water tanks, it is possible for the sensors to place preventative maintenance calls to the water system manager.

- i. Jerry Gulden reminded the Board that when he had his farm faucet leak repaired last year, they found that there was no valve between the Gulden's farm faucet and the water tank. If there is a leak, there is no way to turn off the water between the leak and the water tank so potentially the tank could be drained of water.
- ii. Tom noted that the Board had established a time table to better control water use. By June 1, 2010, Aqua Engineering (water system manager), will complete a current inventory of water faucets (interior and exterior). By July 1, 2010, they will have all the faucets including exterior faucets either locked or metered. In the future, if a locked exterior faucet has been opened, there must have been an emergency or someone has used water from this locked faucet and can be charged for its use. The Board wants to install portable meters on all the exterior faucets at a unit cost of approximately \$90 to the owner. Tom will look into whether these meters have to be removed for the winter season. Once these meters are installed, the water manager will then be able to read both the home use and farm use meters. Tom noted that any part of the water delivery system located on an owner's property is the owner's responsibility. By August 1, 2010 when all the faucets are either metered or locked, Aqua Engineering will test the farm faucets for leaks.
- iii. Other issues of note with regard to the water system are: 1) the potential requirement for the Red Hawk water system to become state certified, 2) the Board is doing some additional water quality testing, and 3) the Board still wants to install more water storage.
- iv. There was some discussion about Red Hawk connecting its water system to other local water systems. Tom noted that it is not possible to connect to the lower Silver Creek water system. Upper Silver Creek owners all have their own wells not a managed water system. In addition, it would not be cost effective to connect to Summit County's Mountain Regional water system either because the Red Hawk water system would have to meet their water system requirements.
- e. Environmental Committee. Carla Coonradt gave the Environmental Committee report.
 - i. It was noted in the last annual meeting minutes that the Committee would look into a Red Hawk policy for outdoor storage. This was not accomplished.
 - ii. The damage to the trail above the Walter's property was repaired.
 - iii. The Committee is still looking into the possibility of wind power and other alternative sources of generating power. Currently, these options seem cost prohibitive.

iv. Noxious weeds. The Committee is very concerned about noxious weeds in Red Hawk. Summit County has a new policy for controlling weeds requiring that they be removed from personal property. The policy allows the County to spray the weeds on personal property and then charge the owner. In the past, Red Hawk owners have expressed concern about how the weed spraying would affect the Red Hawk water supply. Milestone is a new chemical that does not affect water or animals. The members discussed at length the pros and cons of weed spraying. A major concern is that non-residents are not aware of the weed problem so even if residents spray the noxious weeds, the remaining weeds from the non-resident properties spread by seed throughout the community. Jerry Gulden made a motion for the Board to spend up to \$7,000 to spray for the noxious weeds in Red Hawk. This motion was seconded and approved unanimously.

4. Board of Trustees Election. Dave Walter's position is up for re-election but he has decided not run for the board again since he is not living in Utah making attending board meetings difficult. Ken Chambers was nominated and then elected to the board.

5. New Business. There was no new business.

6. Meeting Adjournment. The meeting was adjourned at 8:30 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE, ROA MANAGER.

NAME

DATE

SIGNATURE