

## Meeting Minutes 2/21/12

### Attendees:

Roger Hall  
Tammy Hickey  
Jason and Tanya Elder  
Mike Motiff and Evonne Avat  
Chris Walter  
Bert Wollerman

Meeting was called to order at 5:50 PM

Secretary, Tanya Elder, gave a brief overview of the minutes from the January meeting. No additions or changes were made.

### OLD BUSINESS:

#### Reservoir:

President, Mike Motiff, gave an update on the status of the reservoir. He reported that Mike Claffy had met with Sue and Carry from the Army Corps to discuss the requirements that needed to be met concerning the reservoir permits etc . To date, the following actions are known to be required (Listed with approximate costs):

- Wetlands Delineation- \$5000
- 404 permit- \$5000.
- Selenium testing \$200/year (Selenium levels can change over time and high levels are known to be harmful to wildlife. Previous testing has revealed acceptable levels on the Ruby Canyon Reservoir)
- TOTAL COST OF THESE REQUIRED ACTIONS IS APPROXIMATED AT \$10-\$12,000.00

Once these actions have been completed, there is still a chance that the State of Colorado will have concerns regarding the soil compaction of the dam. (There has been a letter sent to the Army Corps of Engineers by the State about this concern.) In the event that the State found the soil compaction unsatisfactory, it could cost over \$100,000 to re-construct the dam to specifications. It was noted that Mike Claffy felt that it was unlikely that the State would proceed any further with this concern. Additionally, former President, Chris Walters, thought that there had been a compaction test done in the past, and that it had indeed passed.

At this point, the Army Corps has not asked for a new diversion or inlet into the reservoir, nor are they requiring that any changes be made where Salt Creek splits. The wetlands mitigation will not be required either, which will save the HOA at least \$5,000.00 In addition, the Corps does not have any objection to filling the dam, although there will need to be modifications made to the current diversion system in order to get water into the reservoir, and the design for this will require approval.

#### UPDATE: Trails Right-of-way

Tammy Hickey reported that the HOA attorney, Bruce Phillips, gathered information on the equestrian trails in the subdivision and found that there were no liens or judgments on the trails other than unpaid taxes, which an unknown entity has taken care of. He thought it would be most appropriate at this time to pursue trying to get Jeff Williams to sign the deed over to the HOA and pay any necessary taxes to get the trail in the Ruby Canyon Estate's name. Tammy also reported that the work done to date by Bruce totaled \$780.00, and that there it was likely to require another 2 to 3 hours to draft the deeds and get Jeff to sign them over. It was moved and seconded to pay the additional 2-3 hours to have the attorney complete these tasks. The motion passed unanimously.

#### SIGNS:

Chris Walters looked into having the signs for the Reservoir completed and estimated a cost of \$80-\$100. The group discussed wording of the signs and proposed that "Swim at your own risk." And Caution-Stay off the ice" be combined with "Ruby Canyon Estates residents and their guests only" on each sign. These would be posted in two different locations where people were most likely to enter the lake. Chris volunteered to get these ordered.

#### LIGHTING:

Attendees mentioned that there was still one light in the subdivision that was not working. Roger Hall stated that it would be important to disconnect this light if we were not going to fix it to prevent the possibility that the light could be damaged and still draw electricity, causing unnecessary expense. Roger volunteered, as an electrician, to look at the light to see if could be easily fixed.

#### **NEW BUSINESS:**

##### COVANANT CHANGE PROPOSALS:

President, Mike Motiff, went over each of the proposals sent in by HOA members. Some of the submitting members were present for this discussion and withdrew or elected to modify their proposals after discussing each of them and how they might affect the subdivision. Other proposals needed further clarification and will be sent back to those who submitted them for more information. Once the revisions have been made to the proposals, final proposals will be sent out with a letter to each HOA property owner for vote.

The group discussed the fact that the HOA would need to start enforcing the covenants and felt that, with spring approaching, it would be appropriate to make owners aware that we have a new architectural committee, and that any architectural/landscaping plans would need to be submitted for approval to this committee. Letters will be sent to this effect.

## MEETINGS

The group discussed that monthly meetings may no longer be necessary since many of the business items discussed and recent meetings were coming to a close. It was discussed that bi-monthly meetings may be more appropriate.

The meeting was adjourned at 8:45 pm by president, Mike Motiff.