

2013 BUDGET MEETING BENT TREE PROPERTY OWNERS ASSOCIATION

FEBRUARY 21, 2013 MONUMENT YMCA

The meeting was called to order at 6:31 pm and self-introductions were made by those in attendance.

A quorum was not achieved; however, by state law in the event a quorum is not achieved, the draft budget is automatically approved.

John Heiser announced that the BTPOA account balances total \$94,335. The budget for water augmentation is \$18,000. During 2012, revenue exceeded expenses by \$524.

Marty Kruse asked if all HOA assessments were paid, and, as of the meeting, ten lots still owed their 2013 assessment. Matt Dunston confirmed that the BTPOA charges a statement fee of \$100 per lot for property sales and refinancing.

Mark Wester of the Architectural Control Committee (ACC) reported a new lot building on Edenhurst with turnaround times for applications being within 30 days. Mark noted that the website has a log of projects that have been submitted to the ACC. Mark recommended that when in doubt about a proposed project, submit an application. Wildfire mitigation applications can check with Ron Rostanio at the ACC. Also it is a good idea to verify colors for roofs and exteriors in advance.

Covenant Compliance Co-Chair Jim Maser reported that the CCC received three to five calls and four to five emails per month regarding alleged CCC violations. Tours by the CCC are scheduled monthly and can be joined through Jim or the other CCC co-chair Jane King. Jim also mentioned that if any vehicles need to be left outside, please notify the CCC with the reason and how long it would be there.

The BTOPA administration receives approximately 36-60 calls per year with an additional 48-60 emails per year.

Nine monthly tours were conducted between February 2012 and January 2013. Due to weather, scheduling and training new BTOPA administrator, tours were not conducted in March 2012, July 2012, and October 2012.

During nine monthly tours, 281 properties had potential covenant infractions.

During subsequent tours or follow-ups conducted within 15 days of the monthly tours, 145 (52%) of the potential infractions were resolved.

55 first notice letters were sent to homeowners, which is 20% of the original total infractions.

Twelve second notice letters were sent to homeowners, which is 4% of original total infractions.

Six hearing letters were sent to homeowners. Of the six sent, three hearings were held by the BOD during the twelve-month period noted above. The other three hearing letters did not result in BOD hearings due to homeowner compliance and/or moving from Bent Tree.

Of the three hearings held by the BOD, total hearing fines were \$3,820. Of the total fines, \$3,355 was suspended with the homeowner provided with conditions. Total fines collected by the BOD during the twelve month period noted above were \$465.

There were approximately 15 situations during the twelve month period noted above where the CCC worked with the ACC to determine feasibility of potential solutions. The committees worked together to coordinate efforts.

Herb Wetzel had no crimes to report on neighborhood watch. Regarding non-emergencies, the telephone number for the Sheriff's Office is (719) 390-5555.

John Heiser reported that the water augmentation fee may drop from about \$18,000 annually to about \$8,000-\$9,000 once the Great Divide Water Company's capital improvement account is fully funded. Bob Hostetler sent a report that if an owner has reduced their irrigated area, please let the Water Committee know through the water reporting card with how many square feet are now being irrigated since it will reduce the amount of augmentation water the BTPOA has to buy. Patrice Stevens had a question regarding the quality of Bent Tree water. Matt Dunston responded that the quality of water is good however slightly more acidic because of the forest and pine needles. Water tests are available from the County Health Department and local labs.

Forestry Committee Chair John Anderson said that he may be moving soon and would like find someone to head the committee. He mentioned that there are 643 acres in Bent Tree and there were only 27 trees identified as infected with pine beetle and only 18 trees identified as infected with IPS beetle. John also said that insurance companies are evaluating wildfire mitigation efforts in Bent Tree.

Bo Jordan reported on the work of the Wildfire Mitigation Committee. He said that during 2012 there were 1,500 wildland fires in Colorado that burned 250,000 acres and destroyed nearly 600 houses. He predicted that the summer of 2013 would likely to be similar. The committee is looking into sources of firefighting water, how to reduce fuel sources, and how to have Bent Tree classified as a recognized FireWise community like Wissler Ranch and Woodmoor. He recommended that property owners call the Tri-Lakes Fire Protection District to survey their properties.

Jim Maser suggested that property owners may want to look into the Barricade fire blocking gel as a last resort when a wildfire is approaching. There is information at www.firegel.com.

Mark Wester proposed that the idea of having fire hydrants in Bent Tree should be studied. He said that his insurance went from \$2,500 per year to \$6,500 per year due to the area being rerated from an ISO 4 to an ISO 9. Matt Dunston said that cost estimates for adding hydrants are likely to be extraordinarily high. A working group of Mark Wester, Patrice Stevens, and Duane Fitch was formed to study the proposal.

Steve Fuhrman reported there was one new owner in Bent Tree in 2012.

The annual meeting for Bent Tree Property Owners Association is scheduled for September 19, 2013.

At 8:23 pm, Marty Kruse motioned to adjourn the meeting, Bo Jordan seconded. It was unanimously approved.

Notes prepared by BTPOA Secretary, Patrick Quinlan

Revised by BTPOA President, John Heiser

Approved at the Annual Meeting, September 19, 2013.