



SOARING EAGLE RANCH

Minutes of the Meeting of the Board of Directors

37159 Dickerson Run
Wednesday, January 12, 2011
7:00 p.m.

Attendance

Directors in Attendance:

Dennis Lowry, Vice President
Jeremy Yonce, President
Mark Nardin
Robyn Pemberton, Treasurer
Steve Groh

Directors Absent and Excused:

None

Directors Absent and Not Excused:

None

Also in Attendance:

John Paul Williams, Metro District Management, LLC
Tina Stiller, Metro District Management, LLC
Yvette Ruebel, Metro District Management, LLC
David Patterson, Property Owner
Troy Winter, Property Owner

Call to Order

The Meeting of the Board was called to order by Mr. Williams noting a quorum was present for the Board.

Approval of Agenda

Director Lowry moved to approve the Agenda. Director Groh seconded, and the Agenda was unanimously approved by the Board.

Approval of Minutes

Mr. Williams presented the Minutes of the November 29, 2010 Board of Director's meeting. Upon review and upon motion duly made by Director Groh and seconded by Director Yonce, the Board unanimously approved the minutes of the meeting as presented.

Property Owner
Concerns, Comments,
Questions
President's Report

Mr. Williams opened the meeting for property owner concerns, comments, and questions.

None

Financial Matters

Director Yonce moved to approve the budget as presented by Robyn with the changes that were discussed and with the understanding that it may need to be amended. Director Nardin seconded, and the budget was unanimously approved with those stipulations.

Manager's Report

Mr. Williams noted that the fence posts at 37158 Dickerson Run were cut to the proper height and will be stained when the weather permits.

ARC Report

None

Other Business

- Clarification was made of Board member terms lengths and expirations
- Ms. Stiller verified that the association has current property & liability insurance with State Farm, but is waiting for the policy to be sent in order to review coverage amounts
- Discussion of needed changes to the Bylaws – changes will be included in the agenda for the annual membership meeting scheduled for January 26, 2011
- Discussion and preparation of annual meeting packet information
- After discussion Director Groh moved to solicit bids for landscape maintenance and snow removal for the 2011 season. Director Yonce seconded, and the motion passed unanimously.

Next Meeting

The next regular meeting of the Board of Directors is scheduled for Wednesday, January 26, 2011 immediately following the Annual Membership Meeting.

Adjournment

There being no further business to come before the Board, Director Groh moved to adjourn the meeting. Director Nardin seconded, and the motion passed unanimously.



SOARING EAGLE RANCH

Minutes of the Meeting of the Board of Directors

**Range View Elementary School ~ Cafeteria
700 Ponderosa Drive, Severance, Colorado
January 26, 2011
Immediately Following the Annual Meeting**

Attendance

Directors in Attendance:

Dennis Lowry
Mark Nardin
Robyn Pemberton
Steve Groh
Carrie Busteed
Sandy Heckman
Ray Glabach

Directors Absent and Excused:

None

Directors Absent and Not Excused:

None

Also in Attendance:

John Paul Williams, Metro District Management, LLC
Tina Stiller, Metro District Management, LLC
Yvette Ruebel, Metro District Management, LLC

Call to Order

The Meeting of the Board was called to order by Ms. Stiller noting a quorum was present for the Board.

Approval of Agenda

Director Groh moved to approve the Agenda. Director Lowry seconded, and the Agenda was unanimously approved by the Board.

Approval of Minutes

Ms. Stiller presented the Minutes of the January 12, 2011 Board of Director's meeting. Upon review and upon motion duly made by Director Groh and seconded by Director Pemberton, the Board unanimously approved the minutes of the meeting as presented.

Election of Officers

Director Groh nominated Director Lowry to the office of President. Director Nardin seconded, and the Board unanimously approved the motion.

Director Nardin nominated Director Groh to the office of Vice President. Director Lowry seconded, and the Board unanimously approved the motion.

Director Groh nominated Director Nardin to the office of Secretary. Director Glabach seconded, and the Board unanimously approved the motion.

Director Lowry nominated Director Heckman to the office of Treasurer. Director Nardin seconded, and the Board unanimously approved.

Regular Meeting Dates and Times

Director Nardin moved to schedule a regular Board of Director's meeting for the second Wednesday of every odd month at 6:00 p.m. Director Glabach seconded, and the motion was unanimously approved by the Board.

Director Lowry offered to host the meetings in his home at 37153 Dickerson Run unless circumstances required a different location, which could be determined if and when necessary.

Other Business

Appointment of Architectural Review Committee

The following property owners expressed an interest in being on the ARC:
Ray Glabach
Clyde Brewer
Robyn Pemberton

Director Groh moved to appoint each of the above property owners to the ARC for the 2011 term. Director Busted seconded, and the Board unanimously approved the appointments of Mr. Glabach, Mr. Brewer, and Mrs. Pemberton.

Next Meeting

The next regular meeting of the Board of Directors is scheduled for Wednesday, March 9, 2011 at 6:00 p.m. at 37153 Dickerson Run.

Adjournment

There being no further business to come before the Board, Director Pemberton moved to adjourn the meeting. Director Heckman seconded, and the motion passed unanimously.



SOARING EAGLE RANCH

Minutes of the Meeting of the Board of Directors

37153 Dickerson Run
Wednesday, March 9, 2011
6:00 p.m.

Attendance

Directors in Attendance:

Dennis Lowry, President
Steven Groh, Vice President
Mark Nardin, Secretary
Sandy Heckman, Treasurer
Ray Glabach
Robyn Pemberton
Carrie Busteed

Directors Absent and Excused:

None

Directors Absent and Not Excused:

None

Also in Attendance:

John Paul Williams, Metro District Management, LLC
Tina Stiller, Metro District Management, LLC
Yvette Ruebel, Metro District Management, LLC
Property Owners

Call to Order

The Meeting of the Board was called to order by Mr. Williams noting a quorum was present for the Board.

Approval of Agenda

Director Pemberton moved to approve the Agenda. Director Nardin seconded, and the Agenda was unanimously approved by the Board.

ARC Report

The Architectural Review Committee reported that no changes to the Guidelines for Accessory Buildings would be made at this time.

Property Owner Concerns, Comments, Questions

Mr. Williams opened the meeting for property owner concerns, comments, and questions. Some of the concerns expressed and questions asked regarded:

- Access to the lake and beach
- ARC review process
- Access to a trail around the neighborhood

President's Report

Directory Lowry reported on the following:

Scheduled Pump House Work – The pump upgrade will begin within the next couple of weeks.

Ratification of Approval of Road Repairs – The Board voted to ratify the approval of the

- repairs following a motion by Director Glabach and a second by Director Heckman.
- Discussion of Billing for Road Repairs
- Plan for Maintenance of Roadways
- Gravel Surfacing of Walking Trail Segments – the Board agreed to reimburse Director Glabach for his expenses
- Irrigation Water Right Certificates
 - Scheduled Pump House Work – The pump upgrade will begin within the next couple of weeks
 - Ratification of Approval of Road Repairs – The Board voted to ratify the approval of the repairs following a motion by Director Glabach and a second by Director Heckman
 - Discussion of Billing for Road Repairs
 - Plan for Maintenance of Roadways
 - Gravel Surfacing of Walking Trail Segments – the Board agreed to reimburse Director Glabach for his expenses
 - Irrigation Water Rights

Financial Matters

- Ms. Ruebel presented the financial reports for the current period
- Reserve Study Requirements and Possible Funding Approaches – The Board agreed in principle that there is a need to fund reserves in a more aggressive manner and following a motion made by Director Groh and seconded by Director Pemberton, appointed a committee consisting of Director Heckman, Director Glabach, and Troy Winter to create a proposal for funding reserves

Manager's Report

- Landscape Maintenance Bids and Selection – Following review and a motion made by Director Glabach and seconded by Director Heckman, the Board unanimously voted to accept the landscape services proposal from Southern Exposure
- Review of Insurance Coverage – Director Pemberton will research coverage and will report her findings at a future meeting

Other Business

- Discuss Late Payment Fees – Director Glabach moved that all property owners with delinquent dues receive a notice that if not paid by March 31st, a fine of \$25 be assessed on April 1, 2011. The motion was seconded by Director Groh and unanimously approved by the Board.
- Ratify Decision Regarding Avery Past-Due Account – Director Nardin moved to forego collection attempts at this time, at the recommendation of legal counsel, and reconsider attempts for collection in 2012. Director Groh seconded and the Board unanimously approved.
- Septic Tank Pumping – Tracking/Access
- Irrigation Water and Horse Lots

Next Meeting

The next regular meeting of the Board of Directors is scheduled for Wednesday, May 11, 2011.

Adjournment

There being no further business to come before the Board, Director Groh moved to adjourn the meeting. Director Nardin seconded, and the motion passed unanimously.



SOARING EAGLE RANCH

Minutes of the Meeting of the Board of Directors

37153 Dickerson Run
Wednesday, August 10, 2011
6:00 p.m.

Attendance

Directors in Attendance:

Dennis Lowry, President
Steven Groh, Vice President
Mark Nardin, Secretary
Robyn Pemberton
Gloria Kane

Also in Attendance:

John Paul Williams, Metro District Management, LLC
Tina Clark, Metro District Management, LLC
Yvette Ruebel, Metro District Management, LLC
Bruce Krohn (for part of the meeting)
Troy Winter (for part of the meeting)

Call to Order

The Meeting of the Board was called to order by Director Lowry noting a quorum was present for the Board.

Approval of Agenda

Director Groh moved to approve the Agenda. Director Kane seconded, and the Agenda was unanimously approved by the Board.

Approval of Minutes

Director Kane moved to approve the minutes from the July 13, 2011 meeting. Director Groh seconded, and the minutes were unanimously approved by the Board.

Filling Vacant Board and ARC Positions

Bruce Krohn and Troy Winter were in attendance to interview for the vacant Board of Directors and Architectural Review Committee positions.

Homeowner Comments

Director Lowry opened the meeting for property owner concerns, comments, and questions. There were no comments.

Treasurer's Report

- Ms. Ruebel presented the financial reports for the current period. Director Groh moved to accept the financials as presented. Director Kane seconded, and the Board unanimously approved the motion.
- Ms. Clark reported on the status of outstanding homeowner account balances. In addition, she presented requests from two homeowners for Board review. Upon consideration on the extenuating circumstances involving the two requests, Director Kane moved to waive all late fees and set up payment plans that these two homeowners could afford, provided all agreed-upon payments

RECORD OF PROCEEDINGS

are received by the due date each month. Should the homeowners default on their payments, late fees would resume for the remainder of the term that the accounts have an outstanding balance. Director Pemberton seconded, and following discussion, the Board unanimously approved the motion.

Manager's Report

- Mr. Williams reported that many of the violations that were addressed during the preceding month had been corrected.
- Director Lowry reported on the status of prairie dog mitigation. Director Pemberton moved to eradicate prairie dogs on the north end of the subdivision and to bill the homeowners that have prairie dogs on their property for their proportionate share of the expense. If none are found on a property, there will be no charge to that homeowner. Director Kane seconded, and the Board unanimously approved the motion.
- Mr. Williams and Ms. Clark reported on the progress in resolving issues with unused and abandoned vehicles, needed fence completions, coordinated fence maintenance and the remaining incomplete septic inspections and pumpings. Letters will be sent this week to notify homeowners to have their septic systems inspected and/or pumped as required. Director Lowry will contact homeowners to coordinate fence maintenance.

ARC Report

- Director Pemberton provided updates on several projects that are still in progress.
- The Board discussed status of outstanding covenant violations that have been addressed with notices and/or fines.
- Director Lowry will contact Everitt Company regarding the new home that is under construction. The ARC has not yet received plans from Everitt for this property.

President's Report

- Various pros and cons were discussed regarding pond signage. Director Groh moved to have signs posted that list unforeseen dangers. Director Nardin seconded and the motion passed by a vote of three to one, with Director Pemberton abstaining. Director Lowry will contract for the sign work to be completed.

Unfinished Business

Director Pemberton proposed resigning from the Board in order to allow both Bruce Krohn and Troy Winter the opportunity to serve. Upon vote, with Director Groh abstaining, Director Pemberton's resignation was accepted and Mr. Krohn and Mr. Winter were appointed to fill the two vacant positions on the Board of Directors, with terms ending January, 2012.

Next Meeting

The next regular meeting of the Board of Directors is scheduled for Wednesday, September 14, 2011.

Adjournment

There being no further business to come before the Board, Director Groh moved to adjourn the meeting. Director Kane seconded, and the motion passed unanimously.



SOARING EAGLE RANCH

Minutes of the Meeting of the Board of Directors

37153 Dickerson Run
Wednesday, October 12, 2011
6:00 p.m.

Attendance

Directors in Attendance:

Dennis Lowry, President
Steven Groh, Vice President
Mark Nardin, Secretary
Sandy Heckman, Treasurer
Bruce Krohn
Gloria Kane
Troy Winter

Also in Attendance:

Tina Clark, Metro District Management, LLC
Yvette Ruebel, Metro District Management, LLC
Michael Phillipps and Cristine Arnold, Homeowners

Call to Order

The Meeting of the Board was called to order by Director Lowry noting a quorum of the Board were present.

Approval of
Agenda

Director Groh moved to approve the Agenda. Director Nardin seconded, and the Agenda was unanimously approved by the Board.

Approval of
Minutes

Director Groh moved to approve the minutes from the August 10, 2011 meeting. Director Nardin seconded, and the minutes were unanimously approved by the Board.

Homeowner
Comments

Director Lowry opened the meeting for property owner concerns, comments, and questions.

- Michael Phillipps and Cristine Arnold presented the Board with an update on their progress regarding correction of violations on their property. They requested Board consideration of the accrued fines and an extension to complete the last of the work in the spring in a written proposal dated October 10, 2011. Following their presentation and Board discussion, Director Kane moved to forgive the accumulated fines under the following conditions:
 1. Payment of a \$1,500 compliance deposit, made payable to the Soaring Eagle Ranch HOA, must be received at the management office at the address listed below no later than November 30, 2011, *and*
 2. No later than March 31, 2012, native grass seeding must be completed as outlined in the proposal dated October 10, 2011, *and*
 3. No later than June 30, 2012, broadleaf weed application must be completed as outlined in that same letter.

RECORD OF PROCEEDINGS

In addition, fines will continue to accrue until the compliance deposit is received. Once these three requirements have been completed as outlined, the accrued fines will be waived. Refund of the compliance deposit will occur as follows:

1. Once the native grass seeding has been completed (no later than March 31, 2012) and the management company is provided with proof of completion of the service, \$500 of the deposit will be refunded.
2. Once the broadleaf weed application has been completed (no later than June 30, 2012) and the management company is provided with proof of completion of the service, an additional \$500 will be refunded.
3. The final \$500 will be refunded on October 13, 2012, provided that any additional violations that occur prior to that date are corrected immediately. If any violations occur that are not corrected by the date set forth in any Notice of Covenant Violation sent to them, then the final \$500 of the compliance deposit will be forfeited and appropriate fines will be assessed for those violations.

The requirements regarding the compliance deposit will be the same as with any new construction compliance deposit, as stated in the Residential Improvement Guidelines, Section 3.4, "In the event of non-compliance with any part of the ARC requirements, the entire Compliance Deposit may be forfeited in whole or in part by the Owner, at the sole discretion of the ARC, to be used by the Soaring Eagle Ranch Homeowners Association to remedy the non-compliance or otherwise enforce the Declaration of Protective Covenants."

Director Winter seconded the motion and the motion passed unanimously.

- Dennis Kane shared with the Board his discussions with the Town of Severance concerning road maintenance at Soaring Eagle Ranch

Treasurer's Report

- Ms. Ruebel presented the financial reports for the current period. Director Groh moved to accept the financials as presented. Director Nardin seconded, and the Board unanimously approved the motion.

Manager's Report

- Ms. Clark reported on the status of previous violations.
- Ms. Clark reported the findings of Rocky Mountain Wildlife regarding prairie dogs on the north end of the subdivision.
- Ms. Clark presented a list of incomplete septic inspections and pumpings. Director Lowry moved to send notifications to residents to complete the required inspections/pumpings by November 4, 2011 and to institute fines if not completed by that date. Director Heckman seconded, and the motion passed unanimously.

ARC Report

- Director Pemberton provided updates on projects that are still in progress.
- Director Lowry presented a request by a resident to move the location of the alternate septic leach field. The board had no objections and approved the request.

RECORD OF PROCEEDINGS

President's Report

- Director Lowry reported that the signs around the pond had been installed.
- Director Lowry presented an update on the progress of fence maintenance.
- The Board discussed preparation for the annual meeting.

Next Meeting

The next regular meeting of the Board of Directors is scheduled for Wednesday, November 9, 2011

Adjournment

There being no further business to come before the Board, Director Kane moved to adjourn the meeting. Director Heckman seconded, and the motion passed unanimously.