

HOSTS: Ed and Susan Valenzuela

TIME: 7pm

ATTENDEES:

Bob Ahrendts	Kelley Goplin	Jim Thompson	Ed Valenzuela
Mitchell Davis	Bob Langenberg	Michael Selberg	Susan Valenzuela
Amanda Davis	Jim Richardson	Jeff Sharratt	Flageolle, John & Sue (via zoom)

ACTION ITEM SUMMARY:

- Ed Create a small team to investigate Common Section maintenance options and costs by Feb 15. Team: Bob L, Kelly, Mitchell, Michael, and Jim R
- Flageolle's(?) Need a section leader-Will Sue and John represent? Section 1 has \$475.00 remaining. Discuss 2024 self-funding with owners/decide by Feb 15.
- Bob A and Rod Section 2 have \$1,477.24 remaining. Discuss 2024 self-funding with owners/decide by Feb 15.
- Kelly and Bob L Section 6 have \$743.19 remaining. Discuss 2024 self-funding with owners/decide by Feb 15.
- Mitchell Get Sand/Storage
- Susan Talk with the landowner Brian Lambert on sand storage on his land
- Mitchell Bob, Jeff Decide best place to put the sand storage
- Mitchell Replace parcel box handle

MINUTES:

A. Financial Status

- Susan reported that Jay Goldie will no longer be a Road Section Leader. Home Section 1 needs a new leader, Sue and John sat in on meeting to represent Home Section 1.
- Susan did a high-level review of the financial spreadsheet, which was distributed before the meeting, pointing out the remaining total or starting point for 2024 for each Common and Home Section.
- 2023 Budget/Actuals

Area	Section/Sub-Area	Leader	Budget	Total Actual	Remaining
GENERAL FUNDS	Electricity	Susan		\$227.17	
	Gate Maintenance			\$0/00	
	Other			\$52.49	
	General Funds Totals		\$500.00	\$279.66	\$220.34
COMMON SECTIONS	Section A	Team:	\$0,00	\$0.00	\$0.00
	Section B	Ed	\$735.67	\$1,488.85	\$19.37
	Section C	Jim R	\$780.00	\$368.87	\$411.13
	Section D/3	Kelly	\$1,302.55	\$1,006.66	\$295.89
HOME SECTIONS	Section 1	Jay	\$475.00	\$0.00	\$475.00
	Section 2	Rod & Bob	\$1,570.24	\$93.00	\$1,477.24
	Section 3	Jeff	\$0.00	\$0.00	\$0.00
	Section 4	Jim & Jim	\$872.55	\$872.55	\$0.00
	Section 5	Ed & Mike	\$772.55	\$0.00	\$0.00
	Section 6	Bob & Kelly	\$743.19	\$0.00	\$743.19
	Maintenance Funds Totals		\$7,251.75	\$3,829.93	\$3,421.82
2023 Total			\$7,751.75	\$4,109.59	\$3,642.16

- Susan also pointed out the current financial standing for each of the major Project Areas. Note there is a 54-cent discrepancy between Maintenance balance above and below.

Project Area	12/31/23 Balance
Maintenance Funds	\$3,642.70
Emergency Funds	\$2,404.00
Lower Road Funds	\$5,200.00
Total Funds	\$11,246.70

- Susan reviewed the data from 2023 showing the number of owners paying in each Section as follows

	Sect A	Sect B	Sect C	Sect D	Sect 1	Sect 2	Sect 3	Sect 4	Sect 5	Sect 6
Number of owners that paid	24	19	13	8	5	6	3	2	3	5
Potential Owners to Pay	40	32	18	11	8	14	3	4	3	8

B. Planning for 2024 – Projects for Common Sections

- Ed refocused us from financials to what do we want to accomplish this year.
- We decided to create a small team to investigate maintenance options and costs. Ed will lead the team (Action: Ed).
- Volunteers included: Bob L, Kelly, Mitchell, Michael, and Jim R
- They would like to have deliverables by Feb 15.
- At that time, we will reconvene and decide on the projects and how to fund the projects by setting contributions amounts per common section used.

C. Home Sections – Self-Funding Option

- If a Home Section would like to self-fund, that means they will determine a project and then get owners to donate to cover cost at the time of the project instead of collecting in advance.
- Funds can be collected through the Road Association, which provides tracking and acknowledgement that projects were funded by the Home Section Owners.
- A Home Section can still request help from the community for workers.
- Home Section Status for 2024, decide by February 15:
 - Section 1 has \$475.00 remaining. Leaders discuss with owners and decide (Action: Flageolle’s?)
 - Section 2 has \$1,477.24 remaining and can currently cover fuel reimbursements for snow plowing. Leaders should discuss with their owners and decide (Action: Bob A and Rod)
 - Section 3: moved their funds to Section D for 2023. Decided, will self-fund.
 - Section 4 pulled their remaining 2023 funds and self-funded the rest. Decided, will self-fund.
 - Section 5 moved their funds to Section D for 2023. Decided, will self-fund.
 - Section 6 has \$743.19 remaining. Leaders should discuss with owners and decide (Action: Kelly and Bob L)

D. Priority of Common Section Maintenance

- Section A Lower Road below the gate and Section D are the top priorities.
- Mitchell brought up a suggestion that we get sand and sand storage for the lower road.
 - All agreed it would be a great idea.
 - Get Sand/Storage (Action: Mitchell)
 - Talk with the landowner Brian Lambert (303 697-8933) to notify him and get his input (Action: Susan)
 - Decide best place to put the sand storage (Action: Mitchell, Bob A, Jeff)

E. Owner Contribution

- We discussed getting more owners to contribute using a personalized approach.

F. Parcel Box Handle

- Mitchell has been trying to fix the parcel box handle. Mitchell has tried to tighten it several times and will now replace the handle. (Action: Mitchell, Replace parcel box handle)

No next meeting was set but will be scheduled after the research team finishes their work on February 15. Susan will notify owners that we are working on a plan and so contribution notices will be delayed into February.

Respectfully submitted by Susan Valenzuela, January 20, 11am.