

Signal Hill HOA Fall Board Meeting

Current available balance: \$26, 747.11

Issued by Lonnie Mathis, HOA Board President
13 October, 2023

Agenda Items:

Immediate Concern:

- (1a) Vandalism
- (1b) Road Repair
- (1c) Dues Collections

Long-Term Concerns

- (2a) 2024 Budget
- (2b) Resident vs Owner Rates
- (2c) Multiple Property Rates
- (2d) Dues Rate Increase
- (2e) Late Payment Collections Process
- (2f) Future Road Projects

Wouldn't it be nice

- (3a) Hiking trails
- (3b) ATV / Motorcycle / Side-by-Side trail
- (3c) Community Gathering

Immediate Concern:

(1a) Vandalism

There has been a report of vandalism on a property just off of Double Caliber View. A cabin was broken into and a camp stove was stolen. This bothers me a lot since it was right down the road from my house and I consider myself pretty vigilant to vehicles going by on the road. While there are several options on how to deal with this situation, a good opening would be to put up signs signifying that these roads are private and use without permission is trespassing. I spoke to Jim Chapman about this and he says that that would be a good place to start.

To this end I ask the board to approve the purchase of 2 signs at a cost to not exceed \$150 apiece, for a total of less than \$300..

(1b) Road Repair

Road grading for the fall has just been completed, and in the process there are areas that are approaching a point where further grading of native soil will not be productive. In particular, The road down from where the gate used to be for a stretch of about 500 feet. Jim has been hitting some very large rocks with his grader which he can't move. Furthermore, this can easily lead to Jim's grader breaking down. That is an expense that he doesn't need. Jim feels that 5 loads of gravel can be spread out to increase the road height above the rocks and create a much smoother road. This is not a stop-gap, this is a long term solution.

To this end I ask the board to approve the purchase of 5 dump truck loads of gravel at a cost to not exceed \$375 each for a total of \$1875.00. I am very confident that the price will not exceed this amount since I have already talked to Van Egmond Stone and they agreed to give us a bulk purchase price.

(1c) Dues Collections

We are woefully behind in collection of dues for this current year. We have something north of 20 people who have yet to pay their dues. Vicky and I are in the process of streamlining our ownership data, and should have something to share with the board in the very near future. Meanwhile, in an effort to collect what is owed for 2023, we will be sending out a paper newsletter to those who we don't have a current email for. The newsletter will be exactly what you saw in the email (assuming you read it...), and a followup will be sent out individually towards the end of November.

To this end I ask the board to approve the purchase of paper, envelopes, and postage to not exceed a total of \$50.

Long-Term Concerns:

(2a) 2024 Budget

We need to do something to determine our budget for 2024. We've been playing things kind of fast and loose so far this year, but we've been lucky in that Jim Chapman charged just \$2000 for grading the road in the spring of this year, and just \$4000 for this fall. This is extremely helpful in that we need to bring in the gravel. He probably won't charge for his time to spread out the gravel, but I will have to insist that he takes a reasonable amount for his time (something like \$500). With the cost of gravel, and his time, we will be coming out ahead.

Under the broad heading of "budget" we have 4 topics to touch on. They are:

- Resident rate versus owner rate
- Rate structure when multiple properties are owned
- Dues increase
- Course of action against those who do not pay their dues
- Projected expenses beyond road grading

(2b) Resident vs Owner Rates

We need to formalize our rates for people who actually live in the HOA versus those who just own property. I'm not really hot on this one because it deals with "fairness" rather than facts. Would it also be fair if people who actually lived here had votes that carried more weight than those who don't? This is a very slippery slope that we need to be careful about.

To this end I suggest that those people who have a full time residence within the confines of the HOA pay an additional \$100. Additionally, we need to formalize when and if this "use fee" can be expanded or contracted. I suggest that we use the same 3-year format that is in place for increasing the HOA dues. This additional fee will not be attached to the HOA dues that owners pay, so an increase in use fee does not mean an increase in HOA dues.

To this end, I open up the floor for further discussion, or ask the board to approve the "use fee" of \$100.00 annually. This fee is to be paid at the same time that owners' HOA dues are paid. Refusal or late payment of the fee would be handled in the same way that late payment of dues are done.

To this end, I open up the floor for further discussion, or I ask the board to vote yes on the timeline structure that I have outlined.

(2c) Multiple Property Rates

This is also a topic that we have discussed in the past and we need to formalize what we have discussed. For those who are new to the board, here's what we have talked about in the past.

Several owners own multiple properties. The dues we pay are for roads. If 1 person owns 3 properties it wouldn't be right to expect them to pay for each additional property at the same rate. Multiple properties does not mean multiple drivers on the road. Currently, an owner with a single parcel pays \$165.00 a year. A person with 3 properties would have to pay \$495.00 in HOA dues. We do not mean to charge everyone the same amount (although an argument could be made to that end), but to put it on a sliding scale. For instance, an owner with multiple properties would pay:

Full amount on property #1

75% on property #2

50% on property #3

25% on all of the rest of owned properties

To this end, I open up the floor for further discussion, or ask the board to vote yes on this payment structure.

(2d) Dues Rate Increase

At this time I suggest that we do not increase the base rate of pay for HOA dues. We are solidly solvent with regards to funding at the present and hold enough funds to handle emergency situations. I suggest that we decline to increase the base rate at this time,

To this end, I open up the floor for further discussion, or ask the board for a no vote on a base rate increase.

(2e) Late Payment Collections Process

Currently, we have a letter stating the Signal Hill HOA, Inc collection policy (<https://www.signalhillhoa.com/docs/Collection%20Letter.pdf>). This letter of policy has been published to the website for greater than 30 days, which now makes it legal and binding. We have a number of owners who are routinely late in getting their dues paid. I have to admit that I have been one of them in the past. What I suggest now is we put some teeth into this policy and formalize our course of action. I suggest that in a newsletter to be sent out in January of 2024 we CLEARLY OUTLINE what is owed and when it is due. Also CLEARLY OUTLINED will be the rate structure that we are voting on as well as the resident vs owner road use fee.

I have spoken to several owners who don't have a clue as to what is owed, when it is due, and where to send the check. This is pathetic. We need to do a much better job of getting information into the hands of the owners. I suggest that we formally publish a quarterly newsletter in both electronic and paper form with the payment information CLEARLY OUTLINED within it's body. This cannot be a footnote! The annual cost for publishing a quarterly newsletter will not exceed \$200 for paper, envelopes, postage, and printer supplies.

To this end, I open up the floor for further discussion, or ask the board for a yes vote to proceed with the newsletters on a quarterly basis.

(2f) Future Road Projects

At this time we have one major road project for the foreseeable future. There is a section of Gold Mountain View that washes out to the extent that people have been using a private driveway to circumvent that section of the road. The driveway is owned by Jason McAllister, who has been graciously letting people use it. Maintenance of this section of the road is problematic since it is the most susceptible to water damage.

To alleviate this situation I have been in contact with Mr. McAllister to get his approval to move the road from its current configuration. Part of the road will still be problematic, but talking to our resident road guru I believe we have a game plan on how to address it. Essentially, moving the road will be accomplished over the course of a few years. As far as what we, as the HOA board is concerned, is paying our resident road guru for his time.

I look for this project to be started in the late spring of 2024. Our funding outlay is a question mark at this time, but I do not see it exceeding \$1500.00 for bulldozer work and perhaps gravel.

To this end, I open up the floor for further discussion, or ask the board to table this topic until we next meet (either in person or cyber-wise).

Wouldn't it be nice:

(3a) Hiking Trails

We, the members of the Signal Hill HOA, have been blessed with some of the most beautiful country to be found in Teller County! We have access to tens of thousands of acres of BLM land, but most folks are not cognizant of what is BLM and what is private property. I would like to put into place a series of hiking trails with varying degrees of difficulty. I plan on mapping out at least one trail for hiking of a distance of 2-4 miles. There are some points where it would be necessary to cross some private land, but I don't see it as a problem to gain permission, which is needed to proceed.

(3b) ATV / Motorcycle / Side-by-Side Trails

Along the same lines as the hiking trails, I'd also like to establish some motorized vehicle access points into the BLM lands. This will probably be harder to arrange, but hard does not mean impossible.

(3c) Community Gathering

A small group of us have, on occasion, gotten together for a barbeque and some adult beverages. I would like to see this grow into something larger. Time and information sharing will help this tremendously! We'll keep getting together, and sooner or later it will catch on!

'Nuff Said...