

**Corinthian Hill Property Owner Association  
Board of Directors Meeting  
Saturday, November 1, 2008  
Corinthian Hill Clubhouse**

- I. Pen Wimbush, President, called the meeting to order at 10:17 AM. Those Board Members in attendance were Pen Wimbush, John Juhasz, Judy Hunt, and Angela Schultess. Also in attendance was property owner Jim Sullivan. Mary Stock and Ned Brandt of Americana Resort Properties.
- II. Meeting minutes from August 16, 2008 were approved as written. John motioned, Judy seconded, all in favor.
- III. Financials
  - a. There is about \$22,000.00 in the bank currently.
  - b. We are currently \$1,700 over in expenses.
  - c. We are over budget in landscaping by about \$4,000.00.
  - d. Irrigation is over budget due to the backflow valve replacement and repair to the irrigation system.
  - e. There are 28 people that are over due on their CH dues, a letter will be sent out immediately to these accounts saying that they are past due and if payment is not received in 60 days these accounts will be turned over to collections and will result in a \$100.00.
  - f. John motioned to approve the financials as written, Angela seconded. All in favor, financials passed as motioned.
- IV. Architectural Control Committee Report
  - a. The letter from the ACC to Jim Sullivan was reviewed and Jim was in attendance to provide more information to the Board and answer any questions.
  - b. In regards to his landscaping, Jim said that he and his landscaper feel that hydro seeding his lot is a better option. If worse comes to worse and the seed does not take, the \$10,000 fee will not be returned
  - c. The panels for the meter will be painted to match the meter.
  - d. The ACC has these questions for Mr. Sullivan:
    - i. The fence: It was the ACC's impression that square posts with cross bars would be put up at a height of at least 36" would be installed. An animal fence has been put up instead. Jim said that the city of Dillon, per Dan Burroughs, is enforcing this fence and Jim does not have a choice in the matter. When the bushes grow the fence should be covered. The bushes will be placed on the outside of the fence and they should grow through.
    - ii. The bushes are to be spaced 3' apart, on center. They will be offset by 1'- one against the fence 1' the next 1' out from the fence. The bushes at planting will need to be at least 36" from ground level to top of the bush.
    - iii. All planting of trees and bushes, seeding of the sod will be done this fall.
    - iv. The driveway is in the process of being altered from the original plans. Jim will get county approval before this is done. This redesign of the driveway is more of a county issue and not an ACC issue.
    - v. The C/O is still in process. If all the landscaping is in prior to winter the ACC will sign off for the C/O, but will hold the \$10,000.00 in reserves until spring to ensure that all the items planted do grow.
    - vi. ACC FINES:

1. Shaukats have been issued 2 fines; Jim Sullivan has taken over as property manager for the Shaukats and has assured us that the irrigation system will be taken care of this fall. The Board will hold off on the 3<sup>rd</sup> fine to see if this is done.
2. Kirby- The issue with the driveway has been corrected. A letter will be sent out saying that the \$200.00 fine must be paid by 1/01/09 or a lien will be placed against the property to collect the monies.
3. Karl- The area was cleaned as requested. The \$200.00 fine will be suspended but if this issue arises again, the \$200.00 fine will be added to any additional fees at the time of the newest instance.
4. Tate's- There are some boards in the rear of their house. Summit Resort Group has been contacted and we need something in writing saying that issue will be taken care of first of next spring.
5. Tillers- the Tillers want to reface the front of both sides of their home with rocks. Rocks have not been chosen yet for the project and once they have been chosen, the plans will be submitted to the ACC.
6. 134A Ensign Dr- The new owners want to put a hot tub under the existing deck. The ACC members looked at the plans and approved, the Board members also approved unanimously. A letter will be sent to the owners saying that this project is complete.

V. Maintenance

- a. The back flow valve box looks good. The back flow valve and meter need to be put away for the winter in a warmed area.
- b. Snow removal at the dumpster needs to occur with any snow. Under the dumpster needs to be shoveled as well as a path to the man gate.

VI. New Business

- a. Motorized vehicles on Tenderfoot Trail:
  - i. A letter needs to go out to the town in regards to this. The letter needs to address the fact that any expansion west of the cemetery will negatively affect the 162 homeowners that live at Corinthian Hill. It will be unsafe for hikers to walk along that road with motorized traffic. Mary will compose a letter in regards to this by 11/31/08 so it can be sent to the town the first of December.
- b. James Court drainage Project:
  - i. This project is not complete and will not be complete until lower Corinthian Hill can be repaved by the town.
  - ii. The town has but in 4 steel ballards, reflective tape needs to be put on the ballards.
  - iii. A letter to the town will be sent thanking the town for their efforts and good work. This letter will suggest that the reflective ballards need to be added.
- c. Street Lights:
  - i. During the next couple of years the town will be taking over the light poles from Xcel, due to Xcel lack of ability to respond to issues. The Board needs to think about putting light poles on future agendas. The town is saying that in a few years these light poles will need to be replaced with Dark Sky Compliant lights when this is re-done. The estimated cost of this will be about \$3,500.00.

At this time, the town is indicating that this would not be covered by the town and would fall to the homeowners to replace.

VII. Adjournment:

a. John motioned to adjourn, Judy seconded. All in favor meeting adjourned at 11:17am.

VIII. Next Meeting scheduled for 02/07/09 at 10am.