

# January 7<sup>th</sup> HOA Board Work Session on Zoom

Meeting 10am, attendance: John Baney, Joy Bryant, Charley Griffin, Charlie DeJoseph and Richard Klapper

- Communications to HOA Members – Due to not having an email address, we need to mail any communications to Units #10 and #15.
- Budgets – need to be voted on by email or U.S. Mail – Budget is approved unless 51% vote against it
  - 2020 Update with actual expenditures will be sent out by Feb.1<sup>st</sup>
  - 2021 New budget is based on 2020 expenses
  - 2021 dues to remain at \$330 per month but 2022 will probably need to go up for reserves due to increased long term work needing to be done on aging units (see below)
- Updates –
  - Trailblazer Broadband – Have flyer to attach to mailings (May be installing in February)
  - Insurance- will increase, amount not known yet (8% budgeted)
  - Fire Mitigation – We need to get rid of all Cedars and some Juniper bushes and cut off lower branches near units. This comes out of landscaping budget. ([see attached fire mitigation report](#))
  - Town of EP
    - City won't repair sidewalks as they had originally told us
    - Brodie/Wapiti Intersection – waiting on the town meeting, please attend!
  - Damage – Tree branches taken care of and street sign (repaired 3 times, still working on it, the fire department suggested when we replace the sign that we use blue/white, the board does not want to change it at this time)
  - Future in person meetings – hopefully this summer for annual or sooner if possible. Zoom issues discussed. Possible start up with Wine & Cheese outdoors in May or June.
  - We will continue to work on landscaping needs, prioritizing fire concerns.
- Projects from reserves
  - 2021 – Chimney repair, mostly on golf course.
    - Plan to do 6 units/year. (getting estimates) If there are more costs then expected we will do fewer chimneys per year. (\$5,000 maximum/year)
    - Sidewalk concrete repair to be done soon –estimate \$5,424.50 (CMJ), we are getting another estimate
  - 2022 – Start trim board replacement, (sooner if affordable) continue chimney repairs
  - 2023 -- Fence repair/replacement, finish chimney repairs
- Old Business – Reminders
  - Emergency contact list with keys with local person – remind owners to take care of this
  - Safety Checklist on website
  - Homeowners Directory - please keep the board updated with any changes
  - Sewer bill should be out by the end of the January
  - Remind homeowners, visitors and workers to not park on the sidewalks or grass areas. This is a town ordinance for clear sidewalks and to prevent damage to sprinklers and grass.

Meeting ended at 12:08 pm

## Elk Ridge Fire Mitigation Report

Inspected and reviewed with the Estes Park Fire Inspector, Nate Mutzl

General Recommendations – Remove all cedar trees and cedar scrubs as will allow. These are very flammable. At minimum remove any within a 5-8 ft range of building.

Remove all ground cover and juniper style shrubs within 5 ft of buildings.

Strongly recommend a rock barrier of 2-5 ft from building to grass area. Areas under decks should also have a rock or concrete barrier with no flammable materials stored underneath.

Once a year remove all pine needles, dried leaves, etc. from rock barriers

Any trees within a 5-8ft area of a building should be trimmed up 5-6ft in height of any branches with all upper limbs removed from roof area. Any shrubs under or around trees should be cut low enough to have at least a 4 ft space between them and lower tree branches.

Leave irrigation system powered up as late as possible in the fall in case of fires in the area. Water as often as your expenses will allow to keep ground moist as fire prevention. Maintain your ground area free of debris throughout the year (dried leaves, pine needles, old or dead plants including seasonal flowers and potted plants). Not as concerned about large pine trees, Choke Cherry or Aspens, moisture content is greater in those. 90% of the time fires will start and spread at ground level. Keep all taller trees and pines trimmed up from the ground and remove or cut back shrubs under the trees. This is very important around that 5-8ft barrier along our buildings. Continue to keep gutters and downspouts cleaned out on a regular basis.

Strongly recommend that we do not approve any deck repairs, replacements or new decks made of anything other than a fire-resistant composite material. Also, any siding and/or trim boards should be of a hardi plank or concrete fire-resistant material. The roof material we used appears to be ok. Fire pits, other than gas, that use a burning material such as wood or artificial logs are dangerous and should not be allowed.

### Priority 1

Cut down cedar trees and evergreen shrubs away from any buildings or decks. Any units that have shrubs or plants growing under, against or extremely close to their decks and/or buildings need to have those removed along with any flammable material stored under or around decks.

Many of these are decorative trees or shrubs used to enhance the appearance of the property and some are used for privacy or protection of windows, but they still need to go for protection against fire and the safety of your attached neighbor.

### Priority 2

Remove ground cover and low scrubs (mainly junipers) within 5ft of buildings. Keep trees trimmed back off and away from roof and buildings. Remove plants and shrubs in breezeways between garage and unit.

Recommend installing hardi plank siding or fire proof material under all lower cantilevers including fireplace chases or install hardi plank to ground level

### Priority 3

Install rock barrier of 2-5ft around all units that have grass or plants up to the buildings. (currently have no rock barrier. Continue to remove or trim over grow trees and shrubs.

Ongoing pruning and removal of dead plants, limbs, debris, pine needles and leaves