

Midway Ranches Property Owners Association
MINUTES – REGULAR BOARD OF DIRECTORS MEETING
April 13, 2011

1. Meeting Called to Order:

At 7:00 P.M. meeting was called to order by President Jack Arrington.

Attendance: Board Members Jack Arrington, Arlen Mathies, Al Aldecocea and Kathy Darnell; Special guests: Donald Seip and Cynthia Aldecocea

2. Water Service Rules & Regulations:

- Al drafted a document to formalize our water service rules and regulations. The document will provide the board and our relations with a set of standards to follow so we can be precise, consistent and fair with our decisions pertaining to the water service.
- The board reviewed the document and made updates to the draft. Al will write up the final draft to submit to the board for approval.
- Once the document has been approved by the board, a resolution will need to be signed to accept the rules and regulations.

3. New Tire Law:

- Jack informed the board of changes in the Colorado tire law HB10-1018. The new law restricts the amount of tires that an end-user can have in possession as well as how tires are disposed of and hauled.
- Guest, Don Seip, inquired about having a tire collection during our road cleanup on May 21st to gather up the tires and dispose of them properly. The board discussed the possibility and Al will contact the waste tire facility to find out if this is possible and if so, how. Jack and Arlen offered up trailers to use for the project.

4. Waste Management Roll-offs:

- Over the years, the community roads and ditches have gradually gotten cleaner due to the efforts of our bi-annual road cleanup. Unfortunately, there is still a lot of trash still on some of the properties, hidden and often times buried in ravines.
- In the past, the board has discussed the possibility of getting roll-off containers to allow owners to dispose of their trash, but the costs and possibilities of abuse made it difficult to make it work. Don Seip raised the discussion and the board agreed to contact Waste Management to see what can be arranged.

5. Finances:

- The board has recently discovered that the association funds are greatly over drawn and in need of an immediate action to keep the association viable.
- Jack volunteered to speak with Wigwam Mutual Water Company to reallocate some of the accounting entries so that money owned to our association can be paid toward any debt.
- The board has determined that continually rising costs for materials, maintenance, repair and general upkeep of the water system has significantly increased and our dues being collected has fallen short. The board discussion included an in depth review of surrounding communities rates and how they compared to our current rates and how adjusting the water rate tiers could be used to compensate the difference. Wigwam Mutual Water Company advised the board that our rates were

- significantly lower than the adjoining community's and recommended a \$20 increase in rates. The board welcomed involvement in the decision from the attending guests and came to an agreement that increasing the monthly water maintenance fee would be the best approach.
- After review of our finances and taking into account all our known options, it was determined that a \$10 increase in the water maintenance due and continued pursuit of delinquent accounts would be the best decision. Al made a motion to increase the water maintenance fee \$10/mth from \$25 to \$35, Arlen seconded the motion and it was passed unanimously.
 - Al will write up a resolution to be signed by the board to enact the new rate starting in May 2011.
 - The board agreed that they may have to revisit the water rates tier at some point to get it more in line with our surrounding communities. The current tier has not been modified since 1994.

6. Southern Colorado Delivery System:

A short discussion was held to review the impacts (both good and bad) the delivery system could have on our community. Al has been talking with officials from the project and will keep the board advised. Al was also able to collect payment for MRPOA on fees required for the culmination of the agreements between our landowners and the SDS project. Those payments will be put in the associations account as they are received.

7. Meeting Adjourned:

Motion made by Arlen Mathies to adjourn, 2nd by Kathy Darnell. Meeting was adjourned at 9:02 P.M.

Respectively submitted,

Arlen Mathies, Vice-President