

**Midway Ranches Property Owners Association**  
MINUTES – REGULAR MEETING  
May 18, 2011

1. Meeting Called to Order  
At 6:34 P.M. President Jack Arrington called the meeting to order and led the pledge of allegiance.
  
2. Attendance  
All 4 Board of Directors: President - Jack Arrington, Vice-President – Arlen Mathies, Secretary – Kathleen Darnell, Member At Large – Al Aldecocea  
6 Special Guests: Carl Tatum chief of the Hanover Fire Dept., Margaret Radford SDS construction facilitator, Dennis Auge, Lyman Ho and Keith Riley Colorado Springs Utilities planning & permitting program manager.  
15 Property Owners and Guests
  
3. Agenda  
Al made a motion to approve the 2011 Annual Meeting Agenda;  
Second by Arlen and the motion was brought to a vote and passed.
  
4. 2010 Meeting Minutes  
Minutes read aloud by Jack and a motion made by Arlen to approve the 2010 Annual Meeting Minutes as written; Second by Kathy and the motion voted on and passed.
  
5. Financial Report  
The Financial Report was read by Al. He informed the members of our current financial situation and went over the boards reasoning for increasing the water maintenance fee by \$10. The association is currently operating with a negative cash balance and the board has plans to bring it back on track. Al handed out a document as an example of one area that we are over budget. We currently collect around \$2500 annually for office dues, but our actual expenses are around \$6000 leaving us about \$3000 over budget. The issue of future water system repairs related to the aging of our water system was also discussed. Our water system is getting older and will require more repairs as time goes on. Right now the association has no reserve funds to make those repairs. The board's goal is to correct these issues, collect on overdue accounts and begin reserving money for repairs while keeping operating costs at a minimum. Arlen made a motion to approve the Financial Report; second by Kathy and the motion was brought to a vote and passed.

6. New Business

Al introduced members of the Southern Delivery System and Margaret Radford explained the project, its impacts during construction and how those impacts would be minimized. The SDS team then fielded questions from the board and members. The project is scheduled to begin this fall and they will be keeping the community informed of their progress to ensure we are aware of any obstacles, delays or interruptions in access and utilities. We are also including links on our association website for easy access to information.

Members of the association and board were recently notified via mail that our zip code and city address would be changing to Fountain 80817 effective July 1, 2011. Anyone wishing to dispute the change was directed to call the Postmaster Richard Love at (719) 382-4979. A question was raised as to the effects of the routing of our 911 calls and Al said he would follow up with the 911 service reps to make sure the correct information was maintained.

Earlier this year, there was a high speed police chase in our association for an escaped convict and concerns were raised as to why we were not notified via the reverse 911 call routing. Apparently our information was not in the correct database with the 911 organization. Al notified them of the problem and it was corrected and we should now be setup correctly in their system.

The monthly \$7 Fire District Fee was explained to the members and the board plans to add the corrected mil levy to the November election. The \$7 monthly fee will be discontinued if the mil levy correction passes and when the district has sufficient funds to operate independently.

7. Meeting Adjourned

Al made a motion to adjourn; second by Arlen and the motion was placed to a vote and passed. Meeting Adjourned at 7:23 P.M.

Respectively submitted,

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Arlen Mathies  
Vice-President