

MLMEPOA Annual Meeting 8/2/2025

@ Sangre De Cristo Electric Community Room

1:00 PM

- **McFadden Flume** Kris Galyean provided updates on the installation of the SDR to record water flow. Bobbie mentioned that the Wilder's take care of the monthly seepage monitoring of the east dam on the Waupaca Reservoir.
- **Roads Committee Report** Kris Galyean reported on the roads committee's activities, noting that snow plowing was under budget due to a light winter, and summer grading cost just under \$24,000. They discussed the types of drags we have available for road maintenance and the challenges of sourcing suitable material due to the Leadville quarry being shut down during our roadwork this year. The road committee is hoping to acquire better road material next year.
- **Financial Review** Liz Miller presented the financial review, highlighting a successful year for the Lakes Mountain Estates with income exceeding budget, expenses under budget, and the culvert and cattle guard project also coming in under budget. She attributed the positive results to an additional \$5,800 in income from Xcel and savings of approximately \$9,000 from under-budgeted roads, plowing, and trash removal expenses, as well as community contributions for the culvert and cattle guard project.
- **Proposed Budget and Reserves** The proposed budget for the upcoming year was presented, showing an operating surplus of \$12,500, which is projected to increase reserves to about \$54,000. The significant impact of Xcel's contributions on the reserve growth was acknowledged, with the understanding that such growth is not sustainable without continued dues increases. The board's fiduciary responsibility to manage resources, including addressing road maintenance and reservoir needs, was emphasized. Bobbie Jones made a motion to approve the budget and the motion carried.
- **Reservoir Project and Financial Preparedness** Liz Miller discussed the need for increased funds to support a long-term reservoir project, noting that the board was surprised by market rates during the culvert project, which indicated the need for more financial input. She mentioned that the target reserve balance, initially thought to be \$60,000, might need to be closer to \$90,000, and emphasized the importance of defining the project's scope, necessary actions to meet regulations, and understanding cost ranges to prepare adequately. Mention was also made about potential major expenses related to the East Dam's faulty tow drain, the penstock, and a partially crushed corrugated pipe under the road, all of which have been documented for years.
- **Road Maintenance** Bobbie Jones acknowledged the efforts of Ted Osowski and his nephew who acquired some of Marv's equipment and are now responsible for

road grading, expressing gratitude for the improved roads. Ted explained that purchasing Marv's company was a strategic decision to maintain roads within the community and avoid higher costs from external contractors. Kris also outlined a plan for the next year to remove larger rocks from the roads and ditches before grading to prevent damage to machinery and facilitate smoother maintenance. Neighbors are encouraged to provide input to Kris and the road committee regarding specific problem areas on roads, which will help in mapping out and addressing drainage and runoff issues more effectively.

- **Dumpster Management and Relocation Challenges** Nell Galyean addressed the ongoing "dumpster drama," noting the recent addition of a second roofed dumpster to accommodate a single weekly pickup instead of two, due to difficulties with trash companies. She explained that Waste Management was chosen for their flexibility despite the same cost. A significant issue is the need to relocate the dumpster from Rick and Katy's property, which Xcel will require for their springtime project, potentially involving helicopters, a fuel station, and numerous trucks. Nell also noted that attempts to refuse their current location have been unsuccessful, and proactive measures are needed to find a temporary and then permanent screened location for the dumpsters. Nell acknowledged the difficulty in finding a suitable dumpster location, as both trash companies are reluctant to service the area, especially in winter, due to steep, winding roads. To mitigate trash litter it was recommended that residents bag their trash thoroughly, as loose trash often blows out when collected by delivery drivers.
- **Chicken Rearing Discussion and Wildlife Concerns** The topic of residents having chickens was brought up, and while the board initially considered a trial run, it was decided a vote was necessary due to covenant restrictions. Concerns were raised about roosters being noisy and the significant threat from local wildlife, including bobcats, weasels, coyotes, and bears, which have repeatedly preyed on chickens, even with electric fencing. It was proposed to table the discussion until regulations and covenant implications could be thoroughly checked, emphasizing the need for robust enclosures, limits on chicken numbers, and careful consideration of predator attraction.
- **Community Support During Fire and Mitigation Efforts** John O'Brien recognized and thanked Rick and Katy for their tolerance of the community's presence on their ranch and for their significant contributions to fire efforts, including activating sprinklers and opening water access from their pond.
- **Pine Creek Access** Rick Bieterman acknowledged Chris Dana's request for residents to stop tampering with the blue forest gate on Forest Land property above the Wise property, which has been jammed and broken, emphasizing that cellular game cameras are in place to identify perpetrators. The Forest Service wants the gate to remain locked, with keys only for water rights holders, and Chris has asked for good neighborly behavior and reporting of any observed tampering.

- **Fire Preparedness** Bobbie Jones recommended picking up the emergency preparedness guide from the Chaffee County Emergency Management Building and signing up for Everbridge, the county's emergency notification system, through the Chaffee County website to receive timely alerts regardless of location. She also highlighted the need for residents to document their belongings with videos for insurance purposes, as the Feuerstein and the Rogers families experienced significant losses.
- **Post-Fire Concerns and Mitigation Advice** Ted Osowski encouraged residents to implement fire-resistant landscaping around their homes, noting that a Forest Service study several years prior had rated many neighborhood lots as "red" for risk. They advised trimming trees and removing fuels to create defensible space, which can also impact insurance costs, especially as rates are expected to rise after the fire
- **Board Positions** Bobbie Jones and Nell Galyean have both termed out on the board. Bobbie announced two open board positions and confirmed that Andrea Harshberger and Tim Dearborn had volunteered for these roles. A vote was taken and both were confirmed as new board members.
- **Volunteer Appreciation and Community Spirit** Katy Welter expressed deep appreciation for Bobby's service and acknowledged their essential role in keeping the community running smoothly, highlighting that the community thrives on the efforts of many volunteers. She also emphasized the importance of community volunteering, encouraging residents to contribute their time to various initiatives, and noted the positive feedback received about the community's friendly atmosphere.