

# MLMEPOA Board Meeting 8/27/2025

@ Liz Miller Residence

1:00 PM

## **Board members present:**

Liz Miller

Tim Dearborn

Lori Wheeler

Andrea Harshberger

Clark Hess

## **Residents present:**

Bobbie Jones

Nell Galyean

Hugh Eccles

Kathy Daly

**Meeting Introduction and New Board Members** Liz Miller welcomed everyone to the meeting, introducing Andrea Harshberger and Tim Dearborn as the two new board members. Andrea will serve as Treasurer, and Tim will serve as President.

**Annual Meeting Minutes Approval** Clark Hess noted that the draft of the annual meeting minutes was sent to everyone, but it still needed to be finalized. Clark suggested approving the minutes via email due to the minor changes required.

**Treasurer Responsibilities and Remote Board Members** Liz Miller addressed the challenge of board members living remotely, specifically noting that four out of five board members do not live in the community full time. Andrea Harshberger, the Treasurer, lives in Colorado Springs, so Nell agreed to pick up mail weekly and ship it to Andrea, especially during the peak dues collection months of April to August/September. The estimated cost for weekly shipping would be approximately \$1,000 annually but likely much less, which would be covered by the existing office expense budget that is currently underutilized.

**Co-Leadership for Board President Role** Liz explained that she and Tim will function as co-presidents with Liz as VP and Tim as President. They plan to collaborate closely, managing all uncovered responsibilities and communicating frequently via email and text.

**Approval of TR Road Grading Engagement** Liz Miller sought approval to formally engage TR Road Grading, a business owned by Ted Osowski and his nephew Ryan, for road maintenance. She noted that Ted, a neighbor who contributes financially to the community and serves on the roads committee, would benefit from the board's official approval. The motion to approve TR Road Grading was seconded and unanimously carried.

**Dumpster Location and Management** Tim Dearborn provided an update on the dumpster, confirming that Excel sees no reason to move it, though a slight repositioning on the pad might be necessary. The extra summer dumpster is scheduled to be removed on the second, and the one with a sliding door in the back will remain.

**Easements and Property Access Documentation** Kathy Daly presented findings on various easements from historical documents providing access to National Forest through various neighboring properties. Kathy is going to continue looking into this and sorting through old documents. The board will follow up as needed.

**Recycling Initiative with Cargo Trailer** Tim Dearborn proposed a recycling initiative for cardboard boxes using his enclosed cargo trailer. The plan is to place the trailer on the old dumpster pad for about a week in mid-September, allowing community members to drop off broken-down cardboard boxes for recycling in Leadville. The board was supportive of this initiative and Tim will email the community with more information.

**Property Transfer Fee and Contact Information Collection** Clark Hess suggested implementing a property transfer fee of \$100-\$150, similar to other HOAs, to cover administrative expenses and ensure updated contact information for new residents. This fee would be collected by the title company at closing, and an HOA information sheet would be provided to facilitate the collection of new owners' contact details. Clark Hess or another designated individual would contact listing agents when properties go pending to ensure compliance. This issue was tabled for this meeting but may be discussed again in the future.

**Contact Information Access and Privacy** Tim Dearborn raised concerns about the current Google Docs contact database, noting that many people have edit rights, which could lead to inadvertent changes or privacy issues. He suggested limiting edit access to only board members and obtaining explicit permission from members before sharing their contact information, beyond names and lots which are public knowledge.

**Streamlining Email Communications** Tim Dearborn identified issues with the current email communication method, where old email lists are copied, leading to outdated information and privacy concerns. Tim will look into some ideas for community communication and will report back to the board.

**Road Maintenance and Drainage** Liz Miller discussed the need for a plan to address road maintenance, including sourcing higher-grade material and tackling erosion issues near Morrison Creek, Mountain View, and Lake View Drive. She noted that existing drainage ditches have filled up over the years and need to be re-cut, suggesting that this could become an annual or semi-annual task, possibly involving the road grading company or an external contractor. Clark Hess also suggested that instead of buying new material next year, we could consider using the savings to focus on ditches and reclaiming lost material.

**Reservoir Issues and Assessment** Liz Miller highlighted short-term issues at the reservoir, including a steering wheel on the gate that almost failed to operate and a collapsed pipe at the culvert. She emphasized the importance of understanding the long-term magnitude of work required for leakage at the reservoir's toe and appropriately allocating funds.

**Community Involvement in Property Restoration** Bobbie Jones reported on meeting with a forester regarding burned properties, who recommended planting grass seed in the fall for erosion control and free ponderosa trees in the spring through a grant. Property owners would likely pay for the grass seed, but the trees would be free. Lori Wheeler noted that a custom seed mix for their altitude was being discussed and that planting seedlings would require significant coordinated effort from the community due to the volume of trees and the need for quick planting.