

Shiloh Estates Annual Homeowners Meeting Minutes

Saturday, March, 11 2023

Journey Church

2-4pm

Call to Order: Eric Kesler called the meeting to order at 2 PM.

Homeowners in Attendance

Kesler, Newman, Anderson, Smart, Grasmick, Mclaughlin, Walton, Whichard.

Order of Business

1. Provide Proof of Notice: Beth Kesler, Secretary/Treasurer, mailed the Annual Meeting Notice to all homeowners on February 24,2023
2. Establish Quorum: 20% of 34 eligible votes (2 votes/lot; 7 votes required). 22 votes present
3. Reading and Approval of 2022 Annual Meeting Minutes: It was moved to accept the 2022 Annual Meeting Minutes as submitted.

Old Business

1. Eric asked if any homeowners had anything to discuss from the old business list. Vickie A asked if over grazing was going to be addressed again. Eric said Isom's moved horses off the property last year. Any homeowners affected will be asked to look at overgrazing. Judy W asked about Dittberner access road, it was regarding horses being able to move safely through the chained off access road. Lynda S asked if firetrucks can access with chains up, Linda will call the fire dept.

New Business

Briggston Walton - Briggston got up and spoke to the homeowners. He would like to have a pig for 5 months for a 4H project. He gave a very good presentation. Judy W put forward that he be approved for having a pig- a one time approval. It was unanimously approved by a voice vote by homeowners. Briggston's written proposal is on file.

1. Crack fill/road repair - completed in 2022. Eric K brought up the idea of using pour in crack fill ourselves to mitigate bigger cracks. All homeowners agreed it was a good idea. Eric will purchase crack fill, \$500 approved, and the board will be in touch in the summer to see if we have volunteers or Annie Campain will do it at her hourly rate.
2. Common area maintenance - Annie Campain put in a bid, \$4500. Suggestion was that Annie mow a little longer to conserve water. Eric will mention it to Annie. Bid approved by all homeowners. Additional money to be budgeted for weed and feed if needed. Tree trimming was discussed, it needs to be done this year.
3. Irrigation Scheduling and ditch protocol - Cassie Dorrance has offered to schedule again this year. Bid of \$2400 approved and accepted by homeowners. Beth will notify Cassie. Brad G mentioned how important early water is and getting water in on Monday's to assure we get our full rights. Taking water for 24hrs is better than 12 hrs. Taking water at the same time as Moriah is difficult to monitor. Dave S mentioned how important it is to communicate with the homeowners you are irrigating with. Agreed by all homeowners, please communicate and be

there at 7 am to turn on and shut off. Discussion on the need for fill under the lip of the concrete ditch. Justin W suggested quick crete. This is an issue that needs to be addressed. Brad G said that ditch maintenance cost should be shared by those that have water running in Findley ditch. Moriah is responsible for their part, board to make sure Moriah is kept informed and billed for their percentage of the ditch maintenance.

4. Secretarial bid - Same bid as last year \$599 for Beth. Approved by all homeowners.
5. Road base at the arena - completed in 2022. Mark N commented he thought maybe we need more added. Some homeowners agreed, the need for more further up to the north of the shed. Justin W asked if we maybe needed dirt fill first. The consensus was, yes. Justin and Mark offered to take a look and get in touch with Larry Duran about availability., \$500 budget approved.
6. Snow Removal - budget increased to \$1500. Eric and Brad to charge for each time they do snow removal.
7. Budget review - Eric went line by line for budget items with changes. The cost of watering the common areas was a big discussion by all homeowners. Eric and Beth will try to monitor better. Maybe we can have Remi check more often for any issues. Judy W and Lynda S suggested rocks, options for less water usage. Judy W will look at options and get back to the board.
8. Arena Maintenance - Eric added Scot M to horsesshiloh@gmail. Julie C to look at getting a load of sand when the arena dries out. (This has now been delivered)
- 9.
10. Tree Removal at the arena - 3 trees need to come out. Mike K got a bid for \$1500 from Northern Colorado Tree Service. Same service that removed the cottonwoods last year. Julie N asked if we would replace the trees. Eric suggested taking the trees out and then discussing what is the next option. Flatten the arena? Plant drought tolerant grass. Justin W mentioned they were getting their pasture seeded next week. Discussion by homeowners on best grass seed. Brad G suggested cool season brome.
11. 2023 Budget- Dues for 2023 to stay the same at \$1650 per lot. Discussion by homeowners. Voice vote, 2023 budget approved by all homeowners.
12. Information Items -
 - a. Eric K mentioned \$550.00 was received back from irrigation fees. Do we want to leave it in the savings account or do you want money sent back to individual homeowners? Homeowners agreed to leave it in savings. (Beth K says thank you!)
 - b. Alex W has suggested security cameras for at the entrance. Discussion on do we want them? Recent thefts were talked about.
 - c. The need to replace the "Private Road" sign. Eric or Mark will buy a new sign and Justin will install it.
 - d. Judy W mentioned they were putting up some motion activated lights on their barn. Judy will send a location and description to the Board for review.
 - e. Brad mentioned he had seen coyotes in the last few weeks. Watch your dogs.
 - f. Justin and Alex said their boys would love to help with any neighborhood work.
13. Election- Eric Kesler's tenure on the Board is ending. Eric said he did not want to serve another term. Scot McLaughlin offered to be a Board member. Scot McLaughlin (35198 Cornerstone Way) was voted to the board position by a unanimous homeowner voice vote. Thank you Scot.

Meeting adjourned by Eric 3:20 pm

Thank you,
Eric Kesler, Mike Kloberdanz and Mark Newman

Additional information. The HOA web page can be found at
http://www.neighborhoodlink.com/Shiloh_Estates

Once on the Shiloh page you can pull up the HOA documents in the section "Pages & Links". You will need to hit the small "More" link in the lower right corner of that section to get the full list of available documents.