

base material and application bids were also compared and BRME was again significantly less – so it was agreed that we would continue to use BRME for additional road base applications. As a result, this work will be completed within budget.

Dave also presented a comparison of bids for the potential Upper Ranch widening project. In this case the new contractor JS Walton came in well below the BRME bid price. Dave expressed a high level of confidence that although lower priced, this new contractor seemed to have thoroughly evaluated the project and demonstrated he was very capable of performing as required. Dave was asked to get pricing using Morrison Quarry road base versus recycled concrete from Joe Walton. Renae would like a sample to drive on. She will call Jeffco to ask what their experience is with recycled concrete – pros and cons. After some discussion, it was agreed that we would award the Upper Ranch widening project to JS Walton, and since the bid came in so much lower than the prior BRME bid, we would utilize a portion of the funds approved for 2021 road improvements to pay for the work rather than considering a special assessment. JS Walton had availability to schedule the work in the next few weeks, which is also a benefit in selecting this vendor.

It was suggested that we notify the Dunwodys of our upcoming addition of road base to Juniper as a portion of that road lies on Dunwodys property. Dave and Mike volunteered to reach out to the Dunwodys to advise of upcoming road maintenance and improvement.

It was noted that John Nelson has sold his home and will be leaving the neighborhood. Merle Lehmkuhl has apparently purchased Tiny Tractor from John and expressed interest in doing small road maintenance work for the POA as John previously provided through Tiny Tractor Services. Dave will talk to Merle to determine when he would be available for work.

Approve meeting minutes

Revisions were shared for the August 25th 2020 meeting minutes but none were ready for approval.

Signage

Dan reported that the “slow narrow road 15mph” signs had been delivered, so he would call for utility location services to come out and identify any buried utilities that might impact the sign installation on Upper Ranch. Dan was given approval to purchase metal posts to mount the signs. Installation is expected to occur as soon as utility location is completed.

Renae will follow up with Zach regarding sign at the State Park exit – “Cross Traffic Does Not Stop”

No further activity on the other signage as the drive through assessment of sign needs has not yet been completed.

Firewise

No updates on Firewise initiatives.

Architecture

Only new activity is the Freeman shed at 11774 Stallion Drive which is waiting on a permit.

Newsletter Topics

Include in the upcoming newsletter a link to the Conifer Town Hall Meeting recordings, information on Park County Short Term Rental Regulations which are in effect as of 2/8/21, an update on chipping and a reminder to keep trash secured – bears will be out soon.

Website

Renae suggested adding “A New Way to Net” under internet options on the New Resident Website page.

Treasurer Report

An updated bank activity report was distributed, and highlights were discussed – nothing unusual.

Annual dues invoices are being prepared to go out soon, Bev will assist Renae in getting them stuffed and mailed.

Renae continues to shop for a new carrier and policy for D&O insurance.

Annual Meeting

The Annual Meeting is due to be held in May, but due to Covid, a date further out in the year will be selected.

Next Board Meeting Date

Our next board meeting date was set for April 6th at 7pm.

Renae motioned to adjourn the meeting.

Meeting adjourned at 9:01 pm

Respectfully submitted

Dan Mueller