



Idarado Legacy HOA Executive Board Minutes

May 23, 2008

11:00 a.m., 123 S. Spruce, The Senate Building

1. Call to Order: Chris Chaffin (CC), Roy Convitz (RC), Bill Robbins (BR) Peggy Curran (PC) via phone Tim Greene (TG) not present.
2. P-20, Gehan residence - Construction vehicles on the side of the road: CC reported that perhaps a fine would be warranted to handle the problem. BR stated that the construction workers have to park somewhere. CC concluded that perhaps this could be included in the remediation.
3. Royer Creek: CC described an avalanche that took place this winter in the Falls Subdivision. CC reported that Lary Simpson, of the Falls Subdivision requested financial support from the Idarado Legacy HOA to help with the clean up of this event. CC spoke with Tom Kennedy's office, their opinion being that there is an obligation of the up stream property owners to ensure the gradient to down stream. If things overflow, there would be negligence on the Falls behalf. There would be a on going concern of some sort with rain events. PC asked what the cost would be to clear out the debris. CC responded by saying that Ned Powell came to see him encouraging Idarado Legacy HOA to help pay for the clean up, and that the cost could range from \$10k-\$15k. There was discussion regarding the obligation if the HOA were to help pay for the clean up of this event, and would the HOA be obligated to pay for future events. BR was concerned about what they will do if we don't pay. CC said that the Falls to date has cleaned up debris above the snowpack. RC suggested perhaps the HOA approaches on a year by year basis. CC feels that the HOA approach it as a business decision. RC wanted to know who is responsible to maintain the culvert on Colorado Avenue. CC responded that the town maintains that culvert, but the highest likelihood is that it would be the Falls' culvert that would be the problem.. PC stated that we may have to legally chase the Falls subdivision to meet their legal obligation, and that would be costly. PC suggested that if the HOA pays to help the clean up, that it be formally stated that the HOA rejects having any liability from obligation for future events, and that the HOA should be proactive in reporting to the town any

clog or debris in their culvert on Colorado Avenue asap. PC proposed that since the Trail would be involved in an event and the liability for events would be at issue, that the entire community would be held responsible for costs. There was not group direction or agreement how an expense relating to any clean-up of the creek would be allocated. Therefore, it was decided that the entire community should be involved in the decision, and that a subcommittee should be formed. CC requested that Roy Conovitz take lead for the following week. RC was granted permission to speak with Lary Simpson, and will report back to the group next week.

4. Adjournment.

Executive Board of the Idarado Legacy HOA
Chris Chaffin, President
Roy Conovitz, Vice President
Bill Robbins, Treasurer
Kit Lee, Secretary
Executive Board Members: Tim Greene & Peggy Curran