

WPHOA UNITS 2, 3 & 4 FALL MEETING RECAP

Tuesday November 15th, 2011

The meeting was called to order by HOA President Bob Banks at 7PM.

After an introduction of the Board Officers and Directors, the following reports were presented:

Treasurer Jackie Brutout reported a balance of \$5466.13 in the HOA account with all bills paid.

Equestrian Center Committee Chairman Don Haner reported all repairs to the facility are complete and the stalls are ready for leasing. Contact him at 303-838-2039 if you are in need of temporary boarding stables for your horses. Late spring of 2012 the stable exterior will be scheduled for application of a sealing coat and 2 additional panels will be placed to enlarge the round pen.

Trails POC Terry Hylland next gave a brief summary on the status of our trails and that 2012 will see a major push to make needed repairs and print new trail maps.

In the interest of time, minutes of the August 6th picnic meeting were adopted without a reading.

Under old business;

President Banks first gave a brief review of the HOA events held during 2011: road cleanup, kid's fishing derby, pine beetle tree spraying, community picnic and neighborhood garage sale. Comments to the board after each event indicated all were well received and a definite benefit to our community. He then went on to explain the results of the referendum initiative held by the HOA in September:

The Neighborhood Watch initiative was approved and Henry Davis presented a brief outline of what we can expect in the near future – placement of signs throughout the community and the scheduling of an all Woodside units (1 thru 6) meeting in the spring of 2012 to get the program up and running.

As for the initiative to have the HOA Board take the lead in an effort to change our zoning from "Residential" to "Mountain Residential", the required number of affirmative votes was not returned by Unit 2 and Unit 4 residents and the initiative failed.

Under new business:

Bill Plume gave a status update on the Elk Creek Fire District including the recent resignation of Fire Board President Tim Biglen. In addition, board positions are available for someone willing to serve. Please contact Elk Creek administration at Station #1 atop Richmond Hill at 303-816-9385 if you are interested.

President Banks then gave a brief overview of the HOA events planned for 2012: road cleanup, kid's fishing derby, pine beetle spraying, the community picnic in addition to schedule trail and equestrian center work days. Definite dates and times will be announced once they are set.

Election of officers for 2012 – the 2011 board was reelected by acclamation as no other HOA members names were placed in nomination. One of the 2011 Directors, Bob Ficklin, withdrew his name from the voice ballot as his company is transferring him back to the Midwest sometime early next year. The open Director position will be filled by the Board of Directors, as per our HOA bylaws, at some later date.

The final topic of the evening was a presentation, followed by time for audience questions and discussion, by Tom Eisenman, Director of Planning and Zoning for Park County. Tom is well aware of the impact recent Land Use Regulation (LUR) changes have had on our Unit 2 and Unit 4 community (Unit 1 is also in Park County and is similarly affected), especially as they relate to horses. He stated that in the fall of 2008 Park County Commissioners decided to limit to 2 the number of horses allowed on Park County parcels of less than 10 acres due to results from a series of water quality and erosion studies performed throughout the county during the preceding 10+ years. Woodside was included in those studies during the late 1990s. He added that the county is always working on revising and updating the LURs in support of the continuing evolution of Park County's Master Development Plan. So, where are Unit 2 and Unit 4 horse owners today? In response to a HOA Board of Directors' request for a definite date the revised horse number took effect, February 17th 2011 was the date the revised LURs were readopted by the County Commissioners. Prior to that date, if you had up to the 4 horse limit previously authorized by our covenants and existing LURs you were legal. On and after that date, if you had more than 2 horses and up to 4 you were legal nonconforming. However, any horse above the current LUR limit of 2 that was sold, given away or passed on could not be replaced. The goal was to ultimately, through attrition, get down to the new LUR limit of 2. And, all persons buying a Unit 2 or Unit 4 property on or after that date would have to comply with the new 2 horse LUR limit. In addition, on our smaller lots, especially those in Unit 2, a more recent revision to the LURs must now also be considered. Each horse must have at least 1 acre of open space (that area of a lot not covered by any type of building) within the property. Any lot of 2 acres, with any type of structure on it, is now limited to just 1 horse. Tom wrapped up his remarks by stating the LURs are living, continually changing documents and are not etched in stone. Proposed revisions received by his office are researched and presented to the Planning Commission who, in turn, passes them on with recommendations for action by the County Commissioners.

Being no further business to discuss, the meeting was adjourned at 9PM.

Side bar notes;

My sincere apologies to those residents of Unit 3 which is in Jefferson County. It is not the Board's intent to slight you in any way as the above meeting recap might suggest. At the Board's request, Unit 3 covenants were previously faxed by the ACC to the code enforcement officer in Jefferson County for his review and comment. In his reply, the enforcement officer noted only some minor discrepancies with existing Jefferson County LURs. The ACC will review those notes and update the Unit 3 covenants as required.

As for Unit 2 and Unit 4 residents, November 15th's meeting was a golden opportunity for you to listen to and ask questions of the person who initiates Park County LUR revisions. However, there were only 2 lots represented by horse owners in attendance and one of those was a Board member from Unit 3. The single Unit 2 property owners present are in the process of trying to sell their property and were there to take in any and all information they could. As for the rest of the Board members and the audience as a whole, no one owns horses. Although many of us recognize the value of the equestrian nature of our community, hearing from horse owners would have greatly aided the discussion.

Bob Banks
President, WPHOA Units 2, 3 & 4