



**Hole in the Wall Property Owner's Meeting
Quarterly Meeting February 12, 2022
At the White's**

Present: Mary White, Sandy White, Patrick McLoughlin, Ron Nielsen, Nancy Nielsen
Absent: Perry Eaton

AGENDA:

- Call meeting to order
 - Review/approve meeting minutes from July 2021 quarterly meeting
 - Clarify membership of Board of Directors
 - Review terms of current members
 - Clarify membership of ACC
 - Construction progress reports?
 - Solar panel installation – Lot 5
 - Fact Sheet ACC
 - Treasurer's Report
 - Review year-end financials
 - Old Business
 - Firewise Action Plan – identify 2022 initiatives
 - Weeds
 - Snow Removal
 - New Business
 - New battery for front gate
 - Next meeting: Establish meeting date
 - Adjournment

Call meeting to order: Mary White called the meeting to order at 10:30 a.m.

Approval of the agenda: Mary asked for approval of the agenda as prepared by Nancy Nielsen. Patrick moved to approve the agenda; Nancy seconded; motion passed unanimously.

Meeting Notes July 2021: A review of the meeting notes from the July 2021 quarterly meeting occurred; Patrick moved to approve the minutes as submitted; Mary seconded the motion; motion passed unanimously.

Clarify membership of Board of Directors: Mary White, president, through 2022; Nancy Nielsen, secretary/treasurer, through 2022; Patrick McLoughlin, new term through 2025; Perry Eaton new term through 2025; Bill Barnes will remain web consultant. Following discussion it was agreed to reach out to Tim Gripka and Lola Spradley to serve on the BOD. (History: with the resignation of Marilyn and Glen Golden and the departure of Kathy and Bill Barnes, three seats on the BOD were available as of November 2022.)

Clarify membership of the ACC. Ron made a recommendation that the BOD assume the role of the ACC. The rationale for this proposal is an appearance that the review process is becoming more contentious. It seems advisable to Ron that given this potential adversary situation that ACC members should be covered under the director’s liability insurance. The Board of Director’s offered an alternative, that ACC members should become additional members of the BOD, while maintaining a one lot, one vote voting privilege. Nancy was directed to confer with HITWRanch insurance agent what mechanism would be appropriate to insure ACC members could/would enjoy coverage by Director’s liability insurance. Ron and Nancy will discuss this issue with Ed Griego, HITWRanch insurance agent prior to the next quarterly meeting.

Ron and Patrick agreed that periodic review of current construction projects should be completed. Plans for a current project of the installation of solar panels on Lot 5 was discussed; plans were distributed to Ron, Patrick, and Perry. The review of plans will occur in the near future.

HITWRanch Fact Sheet: Nancy and Ron presented a fact sheet on ACC guidelines with a goal of distribution to the POA. At the 2021 annual HITWRanch POA meeting attendees agreed with the ACC that homeowner’s would benefit with a one-page summary that highlights homeowner obligations under the provisions of the ACC guidelines and Covenants. A review of the fact sheet was made; suggestions offered to Nancy and Ron who will edit and forward to the POA prior to the next quarterly meeting. The fact sheet will also be available at holeinthewallpoa.com.

Financials: Nancy reported the following year-end data as prepared by Judy Hammernik.

FNB-BWL account	\$ 7,929.59
FNB-SCR account	\$ 2,134.10
Total checking	\$10,063.69
FNC-CD balance	\$5,604.02
Total Checking/Savings:	\$15,746.70

Annual property assessments were forwarded to the POA in January and are being received by Judy Hammernik. Judy H. will prepare the Association's taxes and update the Secretary of State's registration. Nancy N. updated the POA registration with the State's Division of Real Estate.

Old Business: Firewise Action Plan. Perry Eaton was unable to attend the meeting. However, discussion ensued on topics such as the importance of placing screens on household vents and maintaining defensible space such as mowing grass and thinning and pruning trees. The Nielsen's agreed to research possibilities for a "no outlet" and/or "evacuation route" sign on the dead end of Big Wall Lane. Ron suggested that homeowners may want to consider buying a chipper which would assist many in brush clearing and chipping OR the POA may want to consider hiring Ron Jamison or Tyler Huff to do some of the work. Discussion on this topic will occur at the quarterly meeting scheduled for May.

Weeds. Mary has spoken with Lynn Barnes, Huerfano County Weeds, LLC, and he is on board for another weed eradication at HITWRanch this spring.

Snow Removal. Tyler Huff is the new contractor for removing snow at HITWR. Ron and Nancy will be asking Tyler to widen the removal of snow on Big Wall Lane.

New Business. Ron and Nancy made a recommendation to purchase a new battery for the front gate as a possible solution to the gate not operating in cold weather. Wayne Smith, who installed the gate, also recommended that it is most likely time for a replacement battery. Patrick made a motion to purchase a new battery, Nancy seconded the motion; motion passed unanimously. Nancy and Ron will shop for a new battery.

Meeting Adjournment: Mary adjourned the meeting at 11:45 a.m.

NEXT MEETING: May 7, 2022, 10:30 a.m. at the Whites.