



Mill Iron 5 Ranch Estates

February 28, 2022

RE: Annual HOA Meeting on February 8, 2022

Present: Suzanne Malm, Paula Rodriguez, Ron Roberts, Chad Walter, Cheryl Olson, Brad Olson, Drew Guffey, Fred Martin, Grace Martin, Al Kammerzell, Karen Kammerzell, Mark Morris, Brennan Bridge, Tom Coseo, Amy Coseo, David Stewart, Katie Stewart.

Budget: Paula talked about last years budget, updated budget and Profit and Loss comparison. These complete papers will be on the Mill Iron 5 Ranch Estates website.

Paula sent out another invitation to those currently not registered to join

MillIron5estates.CommunitySite.com where the

Covenants, bylaws, subdivision plat, Board Member info, Water board member info and Community information will be. The dues will remain the same at \$575 for 2022.

Neighborhood Upkeep: Carol Dunshee and Drew Guffey formed a committee after last years meeting to work on both entrances to Mill Iron 5. Drew gave a report about what has been done. Trent Malm made most of the connections to get trees, the stones placed and etched and donated time and material to redo the electrical at the east entrance. Mark Morris got some of his employees to help with pulling out the old trees and shrubs. Ron Roberts replaced a lot of the sprinkler heads where the grass wasn't getting watered and watered the trees after the pump was shut down for the season. Carol Dunshee helped keep everyone on track and provided some samples of the etching that was created years earlier. Karol and Carol also weeded and mulched the new entrance plants. Karol and Carol Dunshee, Karen Kammerzell, Joe and Brenda Browning, Jerri and Steve Huval, Chad Walter, Trent and Suzanne Malm all helped with removing branches, picking up trash, moving rock, etc. Thank you to everyone who helped and gave what they could. I'm sure I'm forgetting someone and I apologize for that. There was a special meeting during the course of working on the entrances on whether the west side of the east entrance belonged to Paula and Rudy Rodriguez or to Mill Iron 5 Ranch Estates. There was nothing recorded that the land belonged to the Development so it was agreed that the property and upkeep of the west side of the east entrance belongs to Paula and Rudy Rodriguez. On the

west entrance, there was discussion about the lack of irrigation and electricity. Drew Guffey mentioned that he might add some irrigation to the west entrance sign area by connecting to his irrigation system. The Development uses a pest control gentleman for our pocket gophers and prairie dogs for the common areas. If anyone has a problem at their property with pocket gophers or prairie dogs, call Paula Rogriguez to see if you could be added to the schedule for pest control. The gentleman usually charges by the pest "hole" and you won't be charged for another service call. There is another leak at David and Katie Stewart's house but this is the only one so far this year. Thank you to Tom Coseo for helping with leaks last season. The weed control and field mowing in the common areas worked well last year and will continue on the same schedule this year. Ron Roberts was asked at last years HOA meeting to provide the Board with a list of all that he does around Mill Iron and charge the Development a fair rate. Ron presented his list at this years HOA meeting and would just like his expenses taken off of his annual dues. There were many things that Ron has done around Mill Iron that were not on this list. Thank you Ron!

Water Board: The water fee will be based on square footage watered just as it was last year. Mark Morris spoke on behalf of the Water Board and a separate 2021 review will be mailed with these minutes. Albert Kammerzell was a huge help to the Water Board this year. Members on the Water Board are Steve Huval, Brennen Bridge, Paula Rodriguez, and Mark Morris. Don Clark is interested in helping on the Water Board. The water fees will be kept in a separate account, as it was last year, and the purchase price for the water will be passed on to the homeowners.

Mill Iron 5 HOA Board: There was a lot discussion about whether to have 3 or 4 members on the Executive Board. There was a unanimous vote to have 4 members present on the Executive Board. The By-Laws will be changed to reflect the vote at the annual HOA Meeting on February 8, 2022. While the President, Treasurer and Secretary will remain the same because of a lack of anyone wanting to fill these positions, there are 2 Members that are interested in the Vice President position (Drew Guffey and Fred Martin). Enclosed in this letter is a secret written ballot. Please vote for one of the listed Members and return your vote (one per lot) unmarked in the enclosed envelope to Mill Iron 5 PO Box 31, Milliken, CO 80543 by March 12, 2022.

President: Ron Roberts

Vice President:

Treasurer: Paula Rodriguez

Secretary: Suzanne Malm

Architectural Review Board: Fred Martin updated the Members that there isn't a lot going on right now because the development is built out. He did remind everyone that if you will be making changes in landscaping, structures, trees or rocks, please submit a letter to the ARB. We have covenants and that's why we have an ARB. You just need to submit a simple sketch for your changes. The lead time is about 1-2 weeks for

approval. Members of the ARB are Fred Martin, Chad Walter and Ron Roberts. Drew Guffey would like to be on the ARB and Ron Roberts said that he would step down so that Drew could be on the ARB. Grace Martin acts as a secretary to the ARB and reports to the Water Board if there will be any pressure put on the water/pond.

The Development is looking for new insurance rates and an accountant.

This last year was a good one for our community and I look forward to another good year in Mill Iron 5. If you have any concerns or recommendations or would like to help out, please don't hesitate to call anyone on the Board.

Thank You,

Suzanne Malm
Secretary Mill Iron 5 Estates

Mill Iron 5 HOA Meeting February 8th, 2022

Water Committee 2021 Review

- We began the 2021 watering season with a share inventory of 47.25 days (94.5 ACFT) as detailed in the attached GLIC Water Card
- We energized our system and began purging and testing with free water during the week of June 6th
- We began using our water inventory during the week of June 12th.
- As a high-level overview for the entire watering season, we were able to maintain an inflow of ½ day (1 AF/Day) during the cooler, moister weeks, and those weeks where we received the benefit of surplus water from the Nelson field (More on that later)
- For most of the warmer and drier weeks, we were able to maintain an inflow of ¾ day (1.5 AF/Day), often relying on Sundays to restore the pond to safe levels.
- We had a few days where we were required to bring in 1 day (2 AF/Day) to overcome unexpected outages that caused us to lose control of the pond level and run dangerously near submerging the pump inlet in the mud.
- As I'm sure you recall, we had a few days where we overran the pond and were inexplicably unable to lower the flow. Our gate was completely closed, and it made no difference. Thanks to Albert Kammerzell's conversation with a Nelson Farm employee, we discovered that there is a previously unknown and buried overflow pipe which drains water from a retention pond associated with his West pivot into our intake system. So, we got A LOT of free water, but until we knew where it was coming from, we did a poor job of managing it. We hope to do far better this season.
- We made two additional share purchases (leases) to extend our available supply until the ditch closed. We purchased 14 additional days (28 ACFT) on July 21st, and 8.75 days (17.5 ACFT) on September 8th. Because we made these purchases later in the season when farmers were better able to better project their needs, we enjoyed very favorable pricing.
- We finished the season with a balance of 6 shares, some or all of which we will be able to carry forward to this season
- We will soon begin negotiations for a similar initial water supply for this season.

Other conclusions based upon previous discussions

- Our pond currently holds little more than 2 days' worth of water. We do not feel it would be worth the cost to expand it, as even doubling its size would bring little benefit and would cause significant loss due to seepage once the underlying saturated Bentonite clay is disturbed.
- We lost very little water due to seepage and evaporation after ending our inflow; only about 4" in 10 days and with the pond at a level less than 3 feet where the total volume per inch of depth is minimal due to the exaggerated bowl shape. We therefore recommend against lining or covering the pond to avoid this insignificant loss.