

## *Snow Plowing Vote Status, 2009 HOA Annual Meeting*

---

---

### **Background**

The possibility of snow removal as a HOA responsibility was raised as a major issue at the 2008 annual HOA meeting because of the concern of some that not plowing to all cabins might impact an owner's ability to get insurance and/or secure a mortgage for their cabin. In addition to that concern, the Garden City Fire District has sent a communication to our HOA requesting that all roads be plowed to allow emergency access year around. Currently the Fire District Chief is given a map each year indicating which roads will be plowed and responds to inquiries from insurance companies and mortgage lenders accordingly.

Based on the above, a motion from the floor proposed that the HOA plow all roads and charge all property owners either by a snow plowing assessment or by an increase in dues. After considerable discussion the Board tabled the snowplowing motion until the 2009 annual HOA meeting to allow the Board to gather data regarding costs and the best way to handle the voting to make certain the outcome wasn't unfairly weighted toward either side.

### **Study Outcome**

Estimates for plowing the entire hill were obtained subsequently and range from \$45,000 for an average year, up to \$72,000 for a winter like 2007/2008. To put that in perspective, charging all property owners equally would mean that each property owner would be charged \$73 annually for an average year and \$117 for a heavy-snow year. If cabin owners were charged twice that of lot-only owners, the annual charge to lot-only owners would be \$58 and \$93, \$116 and \$187 to cabin owners.

### **The Problem**

Although all roads will eventually be plowed, several roads within the HOA are currently restricted from snow removal by the Bear Lake Water Company. Those areas are known to have waterlines so shallow that they are likely to freeze unless snow cover is left undisturbed as a way to insulate them from freezing winter temperatures. Restricted roads include most of Panorama Drive, parts of Aspen Loop, and Part of Sweetwater Parkway, for example. Such lines are being replaced and/or buried deeper as quickly as finances allow, but the total project is likely to take several more years.

### **Board Decision**

After consideration of the particulars surrounding this issue the Board has concluded that it wouldn't be appropriate to hold a vote during the 2009 annual HOA meeting since it would not be possible to plow all roads regardless of the vote outcome. Until that situation is corrected the current snowplowing policy involving the forming of a voluntary *Snowplowing Cooperative* each year will continue and the motion to plow all roads will remain tabled at least for another year.