

Eaton Pagosa Estates Home Owners' Association

**MEETING MINUTES**

Annual Meeting: 9:00 AM, July 1, 2016

PLPOA Headquarters

Pagosa Springs CO, 81147

**Call to Order**

The meeting was called to order and members welcomed by HOA President Susan Hampton at 9:15 a.m.

**Minutes**

Previous Meeting Minutes: A motion was made and seconded to approve the minutes of the 2015 Annual Meeting without discussion. Minutes of the Annual Meetings will be sent to the property owners with the annual billing in the future.

**Old Business**

Road Maintenance – A discussion concerning the condition of the road was held. Previous crack repair by resident members over the past three years has been cost-effective but only somewhat effective in helping to control the cracking of the road.

A review of the Eaton Pagosa Estates HOA Balance Sheet (copy attached) reveals the following concerning the road:

Road Reserves \$25,347.19

Road Maintenance Fund \$76,249.68

Other assets, some of which may be applied toward road maintenance/ repair/replacement in the future include:

24 Month Cd \$98,740.10

Citizens Bank CD \$16,883.43

Our goal is to continue to maintain our road by filling cracks and sealing in an effort to avoid having to replace it at great expense to the HOA.

Further discussion occurred concern the cracking of the road: It was recommended that the crack repair product EZ Street be used to fill the 12 deepest of approximate 167 total road cracks in the road. A suggestion was also made to distribute five bags of EZ Street material to five individuals to fill the most serious cracks near their properties in the spring next year, perhaps in April.

A professional outside bid was solicited and received to fill road cracks and seal the road, as follows.

- Fill cracks and seal with only one coat of sealer \$28,000.00
- Fill cracks and seal with two coats of sealer \$40,000.00

The Board is awaiting a second bid from another contractor before acting on this issue.

The following concerns, recommendations and actions were submitted to the Board from the floor:

- The shoulders of the road are seriously degrading in some areas.
- All HOA maintenance of the road should be documented and records kept for historical and future maintenance planning purposes.
- Develop a Road Maintenance schedule for future budgeting.
- Investigate the possibility of developing a progressive schedule for repairing and sealing portions of the road over time.
- A recommendation was made to fill the large cracks in the road now and then fill the remainder next spring.
- We should consider using the EZ Street repair product on the worst portions of the deteriorating road shoulders soon to prevent further deterioration.
- A recommendation was made that all members use the same refuse company to limit the repeated use of different refuse company trucks on our road on different days of the week. It appears that the majority of residents are already using At Your Disposal. Some are using Elite and other use Waste Management.

Common Area Annual Mowing – The mowing of the HOA common areas was temporarily delayed due to the contracted mower being involved in a traffic accident. The mowing will commence shortly.

## **Financial Report**

President Hampton presented and explained the financial reports including Liabilities and Equities, as reflected on the Eaton Pagosa Estates POA Balance Sheet, the Profit & Loss document, as reflected on the Eaton Pagosa Estates POA Profit & Loss statement, July 2015 through June 2016 and the Proposed Budget for 2016-2017 (See attached Balance Sheet, Profit & Loss statement and the Proposed Budget for 2016-2017).

Our Total Assets and Total Liabilities are balanced at \$161,207.93 (See attached Eaton Pagosa Estates POA Balance Sheet).

Our Profit & Loss statement indicates a total income of \$28,845.44 and Total Expenses of \$16,980.00 (See attached Profit and Loss statement).

Proposed Budget – President Hampton presented the members with the Proposed Budget for 2016-2017 (See attached Proposed Budget for 2016-2017). Property owner dues remain unchanged at \$235 per lot plus \$465 per lot for the Road Reserve Fund. Our total income is estimated at \$26,600.00. Our budgeted & anticipated expenditures are estimated at the same \$26,600.00.

Note: We anticipate moving \$12,000.00 from the excess operating funds for road crack repair and seal to cover the deficit in the budgeted \$16,000.00 to meet the \$28,000.00 estimate for road crack repair and seal (See Old Business—Road Maintenance).

A motion was made and seconded to approve the proposed 2016-2017 Proposed Budget. The Proposed Budget was approved unanimously.

### **New Business**

The HOA is currently without the services of an attorney. Dave Bates suggested a potential attorney located in the Denver, CO area. He will provide contact information to the Board.

Secretary Vander Horck discussed and presented three possible amendments to the CC&R's for consideration:

#1. Ref: Third Amendment, Article 7, Section 6 – TEMPORARY STRUCTURES AND PROHIBITED ACTIVITIES. This section addresses Exterior Buildings; green houses, garden structures, tool sheds and gazebos, which are currently prohibited under the current restrictions. While the Board proposed lifting the prohibition on said outbuildings based upon reasonable language in an amendment as to the type of structure, style, color and material harmonious to the area and like kind to the current structures previously approved by the HOA's Architectural (ARC) Committee and a 67% member approval vote to amend the section, the members present rejected the proposition outright. There will be no further action on this matter at this time.

#2. Ref: Third Amendment, Article 6. Section 8 – EXTERNAL BUILDING MATERIAL STYLE. This section discusses the current restrictions on exterior building material, including sheet metal. The particular issue was a discussion on the current trend to use rusted finish sheet metal on exterior facades. The Board proposed lifting the restriction and approving the use of rusted sheet metal wainscot, but restrict its use to a minimal extent, not to exceed twenty percent (20%) of the façade, intended as trim decor only by reasonable language in an amendment as to the type of structure, style, color and material harmonious to the area and like kind to the current structures previously approved by the HOA's Architectural (ARC) Committee and a 67% member approval vote to amend the section. However, the members present rejected the proposition outright. There will be no further action on this matter at this time.

#3. Ref: Third Amendment, Article 7, Section 6 – TEMPORARY STRUCTURES AND PROHIBITED ACTIVITIES. Aside from prohibited structures, this section also discusses and prohibits RVs, trailers of any type and watercraft being stored on properties unless they are stored in an enclosure so that no such vehicles are visible from the street or any other property. The proposal before the member group was to prohibit RVs, travel trailers and watercraft from being stored on any lot unless the RV, travel trailer or watercraft is stored in an enclosed garage. All other RVs, travel trailers and watercraft must be stored off site. The member group disapproved the storage of RVs, travel trailers and watercraft in garages, but supported the proposal to prohibit RVs, travel trailers and watercraft from being stored on any lot, period. The Board will draft an amendment for a vote of the general membership. A 67% approval vote by the general membership will be required to enact the amendment.

### **Selection of New Board Member (s) and Committees:**

There is currently one vacant Board member-at-large position. During the meeting, Robert

Taylor was nominated to sit on the Board. His nomination was accepted and approved. Robert Taylor is our new Board member.

#### Architectural (ARC) Committee:

There is a vacant position on the Architectural Committee (ARC). Judi Stansbury volunteered to sit on the committee as an alternate member. John Scahill, Rich Hampton and Barbara Alger complete the committee.

#### Road Committee:

The Road Committee shall consist of John Scahill, John Vander Horck, Glenn Woodruff, Don MacNamee, Rich Hampton, David Chadsey and Desi Dundics.

#### Legal Committee:

Dave Bates will represent us to our legal advisor, when identified.

#### Dock Committee:

During the winter months of January, February and March, the dock sometimes receives heavy snow. The snow must be removed to avoid damage to the dock. The following members volunteered to clear heavy snow from the dock during the following months:

- January Don MacNamee
- February Robert Taylor
- March Rich Hampton & Glenn Woodruff

#### Annual Meeting:

The next Annual Meeting of the Pagosa Estates Home Owners' Association is to be determined. President Hampton will distribute notices to the members.

#### Adjourn

There being no further business before the association, the meeting was adjourned at 11:08 a.m.