

Meeting Type: Executive Board Meeting (OPEN)
Meeting Location: Zoom Meeting (due to COVID restrictions)
Meeting Date: Wednesday, November 18, 2020

Directors Attending: John Thomas
Al Gonzales
Steve Dayton
Kate Crawford
Bobby Phillips

No directors absent.

1. **CALL TO ORDER:** Meeting was called to order at 10:13am by President Thomas. Members attending by Zoom were Joyce Scahill. President Thomas stated that member Richard Gonzales would not be attending the meeting as he felt a Zoom meeting was not the proper forum for him to present his finding on the Road Ownership issue.
2. **FINANCIALS:** Treasurer Dayton reported that he was in receipt of all financial records from the previous treasurer, the accountant, TBK Bank and Charles Schwab. The checkbook was balanced, and dues paid by all members except for 2. One of the two stated the check was mailed on 11/15/20. The other lot was 2 years in arrears. A certified letter was sent to the owner on 11/7/20 in accordance with our collection policy and advising they had 30 days to pay or we would pursue additional legal remedies. A 6-month payment plan was offered to them if they needed. A copy of the same was also placed on their door. Member Scahill stated that this same lot owner has had prior issues on not paying on time and we had to involve our attorney in the past, but it was eventually paid. Have approximately \$190,000 between all our accounts.
3. **ROAD OWNERSHIP:** President Thomas stated that he had spoken with member R. Gonzales about his findings after meeting with the county and it was clear that EPE does NOT own the roads and it was deeded to the county years ago. The County feels that it is EPE's responsibility to maintain the roads and do snow removal. Member R. Gonzales advised President Thomas that EPE should not invest any more money into our roads until we have resolved this issue within the membership, including repairs. Other HOA's such as Capstone own their roads. Powder Horn had deeded their roads to the County but then took them back when they installed an entry gate. Secretary Crawford made a motion to table this issue until member R. Gonzales can present his findings at the next Board Meeting in person. Director Phillips 2nd.
4. **SNOW REMOVAL:** President Thomas stated he had spoken with Ross who has had the contract on our snow removal for the last few years. They will continue our contract but will remove snow if 4" or greater instead of 2", and the price remains the same as prior years. President Thomas has requested an updated Certificate of Liability from them and from the insurance agent. EPE will continue paying for the snow removal until the Road Ownership issue is resolved.
5. **ARC:** Director Phillips reported that the Sparks property is ongoing with an extension recently filed. The old Chadsey property had sold and he had met the new owners a couple weeks ago. The property on Hartwell Ct. also sold to the James Campbell family who will be here full time

and came from Colorado Springs. Director Phillips stated that the revision of the ARC Guidelines was completed and sent to the BOD for approval since it was an internal document.

6. **INSURANCE:** Treasurer Dayton reported that he and Secretary Crawford met with Lisa Thomas at American Family Insurance on October 27, 2020. All policies were reviewed and was determined that EPE is adequately insured for the dock, liability and Directors and Officers. Lisa advised that we needed Certificate of Liability Insurance on anyone we hire to do work for EPE.
7. **ROAD MAINTENANCE:** Vice-President Gonzales had a contractor review our roads. Contractor stated it would cost \$22,500 to repair existing cracks, potholes and re-seal the surface. Work would require an advance walk-thru with payment upon approval and completion. Work would need to be done when outside temperature is between 50-70 degrees. Vice-President Gonzales asked if there was a warranty on the last road work completed. Member Scahill stated the previous contract was for crack repair and sealing but that both could not be done at the same time and the work was completed. President Thomas restated that road maintenance discussion needed to be postponed until member Gonzales presented his finding to the BOD and that there was no money in the budget for maintenance at this time.
8. **NEW BUSINESS:** Due to COVID restrictions, we will not hold a Christmas party this year. The BOD agreed to hold a future meeting to hear member Gonzales' report on the roads in person while all other members can join via Zoom. Treasurer Dayton offered December 15, 2020 as the potential next meeting date.

Meeting was adjourned at 10:59am. Member Scahill made motion to adjourn and it was 2nd and approved by all.