

Meeting Type: Annual Property Owner's Meeting (OPEN)
Meeting Location: PLPOA Conference Room-230 Port Avenue
Meeting Date: Tuesday June 29, 2021

Director's Attending: John Thomas-President
Al Gonzales-Vice President
Steve Dayton-Treasurer
Kate Crawford-Secretary

Members Present: Glenn Woodruff, John Scahill, Joyce Scahill,
Robert Sparks, Debbie Sparks, Desi Dundics, Janna Lilly, Barb Bruni, Mike Bruni, John VanderHorck,
Stacey VanderHorck, Kellie Gonzales, Michael Berndt, Don MacNamee, Lucinda Hundley, Bill Bentley,
Richard Hampton, Susan Hampton, John DeMarco

CALL TO ORDER: The meeting was called to order by President Thomas at 11:31am.

WELCOME OF NEW MEMBERS: Secretary Crawford recognized Elmer & Debbie Balvanz, Michael & Michelle Berndt, John & Bonnie DeMarco, and Robert & Debbie Sparks to the neighborhood. Also noted that Barbara Alger's lot #15 was sold to Mary & John Hargreaves.

TREASURER'S REPORT: Treasurer Dayton stated all annual dues have been paid in full by all members. Expenses down from last fiscal year. Property and Liability Insurance costs have remained the same from 2020. About \$10,000 in operating cash which is more than 1 year of annual due's monies available. Will have to file taxes for this fiscal year but anticipate a small amount due on the interest we made on our accounts. Propose to keep the annual dues the same at \$850.00. Proposed budget numbers handed out to all attending members.

ARCHITECTURAL REVIEW COMMITTEE: President Thomas reported we have 4 homes under construction at this time (2 by Al & Kellie Gonzales, 1 by Elmer & Debbie Balvanz, and 1 by Robert & Debbie Sparks. Lot 23 home should be closed in by the end of July and Lot 16 currently pouring stem walls and finishing the foundation. Lot 4 just broke ground. Lot 9 will be doing landscaping and finishing inside work. ARC needs 3-5 members and currently has 2 active members, Curt Door and Robert Sparks. Bobby Phillips resigned as ARC Chairman on April 29, 2021 and Richard Gonzales is no longer active on the committee. Request made for 1 more member to make 3. President Thomas is currently acting as the ARC Chairman but once a 3rd member is chosen, the committee will choose a new Chairman.

ROAD OWNERSHIP: President Thomas stated after he, Treasurer Dayton and Member R. Gonzales met with the County, the County owns our

roads but will not do any maintenance on them. Our HOA will be responsible for maintaining the roads, snow plowing etc. When EPEPOA deeded the roads over to the county in 1995 it was determined then that the County owns the road and will not be responsible for any maintenance. The County does not receive any monies from the State of Colorado or the Federal Government for the 1 mile of road in our community, like they do from other County roads. President Thomas checked with other HOA communities like Powder Horn, Capstone and Timber Ridge, and they also don't own their roads but are required to maintain their own roads. President Thomas reported that the County Attorney advised it was illegal for any state agency to give any indemnification if we were sued for someone being in a wreck on our roads. The County also advised us that we can control access to our neighborhood since we maintain the roads and can put up gates if we choose to do so. The County acknowledged that we own our common areas and our bridge. We asked for Inspection reports for our bridge or roads if any had been done in the past and there are none on file with the County. Tim Hatch, Pam Flowers and Warren Brown from the County agree with the ownership and maintenance of our roads.

Our options for repairs: Strohecker Asphalt inspected our roads today and felt they were generally in good condition and would need regular maintenance of crack sealing and a two-coat slurry seal (every 3 years) and pothole repair. A Chipseal is an alternative sealer which would last 5-6 years. A 2" overlay is not needed at this time but when done, cost could be around \$300,000.00 but would last 15-20 years. Last time road was sealed was 2018-2019. Treasurer Dayton stated we will look at filling potholes and sealing the cracks in May or June of 2022. The Board agreed to call Strohecker in October of 2021 to obtain a long-term contract with them for regular maintenance and the 2022 repair work, and to have them continue with the maintenance in the future. Treasure Dayton stated the budget will allow up to \$66,000.00 for the 2022 road repairs which is about 2400 square feet of roads. Of that \$66,000, approximately \$12,000 is pothole repairs, \$11,000 is for crack filling and the remaining \$43,000 for chip sealing of entire road. Other HOA's like Powder horn and Timber Ridge also use Strohecker. Member John VanderHorck asked what we are doing about the damaged guard rail on our bridge. The mount is pulled away and is it structurally sound. President Thomas stated it was structurally sound, but repairs will have to be

made and the Board will investigate filing an insurance claim on it.

LANDSCAPING:

Secretary Crawford thanked Susan Hampton for her past efforts in maintaining the front entrance landscaping. The Board had decided at the last meeting that we would no longer pay for maintenance of the front entrance and was looking for volunteers to help maintain it. Secretary Crawford thanked Al & Kellie Gonzales for volunteering to mow the front entrance as needed. President Thomas reported that he had met with Doreen who used to repair our irrigation at the front entrance and was instructed on how to maintain it ourselves. Secretary Crawford thanked Don MacNamee for spraying the weeds along the roadway and pathways was asked again if he could spray one more time as some weeds had not died and he agreed. Secretary Crawford reported that Walter Goddard mowed the common areas and the vacant lots. Treasure Dayton stated that he had been paid in full and the cost was the same as 2020. The invoices to the lot owners would be sent out to reimburse the HOA. Kate Crawford, Janna Lilly, Glenn Woodruff and Kellie Gonzales volunteered to help with the maintenance of the front entrance. Tree infestation is showing in some common areas and was sprayed several years ago but it's needed again to keep the infestation from spreading to other trees and vegetation. Craig Taylor from Treecology was recommended.

BOARD OF DIRECTORS NOMINATIONS: Kate Crawford and Al Gonzales completed their two-year terms as officers on the Board of Directors. Bobby Phillips had resigned from the Board as a Director in April 2021 so 3 positions on the Board are open and need filling. Janna Lilly nominated Al Gonzales to remain on the Board for another term and Glenn Woodruff 2nd the nomination. John DeMarco nominated Bonnie DeMarco to join the Board and Mike Bruni 2nd the nomination. Michael Berndt nominated Elmer Balvanz to join the Board and Al Gonzales 2nd the nomination. All attending members approved the nominations, none opposed. The new Board of Directors will be John Thomas, Steve Dayton, Al Gonzales, Bonnie DeMarco and Elmer Balvanz.

ARC VACANCIES:

The Board of Directors asked for additional volunteers for the ARC committee. Once there are at least 3 members, the Board will appoint one of those members to be the ARC Chairman.

DECLARATION PROPOSED CHANGES: Currently the Declarations of Protective Covenants was revised in August 2020, but Article IV, of the ECC, Section 2 entitled Submission of Plans, has

some typographical errors and incomplete sentences. The line reading “There shall be submitted to the ECC a building application on approved forms together with two (2) architect licensed and registered in Colorado.” The Board proposed that the wording be changed to read, “ There shall be submitted to the ECC a building application on approved forms together with two (2) complete set of plans, elevations, site location plan for improvements, and a grading/drainage plan. It will be required to have a Colorado licensed professional engineer sign off on the complete set of plans. A Colorado architect is optional.” In order to change any covenants, a vote by the membership of 67% or greater to approve is required. The Board will email out ballots to all owners to vote on this wording change.

PROPOSED BUDGET:

Treasurer Dayton proposed that we keep the annual dues at \$850.00 per owner and change the split on the dues from 235/615 to 210/640 in consideration of future road repairs in 2022 estimated at \$66,000. President Thomas proposed that \$300 be used over the next fiscal year for volunteers who maintain the common areas landscaping for refreshments after they are done. Member Desi Dundics made a motion to accept the proposed budget as outlined by Treasurer Dayton in his report and Glenn Woodruff 2nd the motion. All attending members voted to approve, none opposed.

COMMUNITY GATHERINGS:

Secretary Crawford thanked John Thomas & Janna Lilly for hosting our first community gathering of 2021 at their home on June 23rd. Great turnout. Lucinda Hundley has agreed to host another gathering later this summer. Ladies coffee and men’s coffee will resume this year. Susan Hampton and Michelle Berndt have suggested they can host the next ladies’ coffee. The annual Christmas party will also be held in December. A date and who will host is to be determined later.

NEW BUSINESS:

Discussion was held regarding the maintenance of the pathway from Glen Eaton Road down to the dock. The weeds have taken over, the gravel is almost non-existent and is un-slightly. Vice President Gonzales stated that he had spoken with member Elmer Balvanz who agreed to use his skidster to clear away the existing gravel and lay new gravel once the weeds had been sprayed and maybe new weed barrier placed. Member volunteers needed to help with this project. It was proposed that \$2600 be added to the budget for this landscaping upgrade. Glenn Woodruff made the motion to approve and Stacey VanderHorck 2nd the motion. All attending members approved, none opposed. Secretary Crawford reminded all members about the Covenants regarding parking RV's & utility trailers, lighting etc., that some members are out of compliance and each member is required to police their own property for violations and currently we do not have any enforcement or a fine schedule, that each owner can approach and suggest to their neighbor about any infractions. The members were reminded that when they purchased a lot in this HOA, that they agreed to abide by all Rules, Regulations and Covenants. A discussion was held about detached buildings or structures. The current Covenants do not allow any detached outbuildings, garages or structures like pergolas. Many members would like a detached garage or outbuilding to store equipment. It was agreed by the members that if the covenant was changed, there would need to be parameters on what those structures had to look like in order to be harmonious with the existing home and surrounding homes and not take away from the beauty of our community. It was agreed by the members that the Board send out a questionnaire to all owners for feedback on these suggestions and that a 67% or greater approval by the member must be achieved for the Covenants to be changed. A discussion about installing gates at the entrance

to our neighborhood was held. Secretary Crawford reported she had discussed gate costs and maintenance with a member of Capstone. Their gates are currently 17 years old and annual maintenance is between \$800-\$6,000. They are looking at replacing their (2) gates which would cost approximately \$25,000 each. Our neighborhood would require installing the electrical, the posts to attach the gate to, fencing from each side of the gate and the gate itself, estimated to cost at least \$60,000. It was discussed that the north entrance into our neighborhood be permanently closed off, or an exit only gate be installed. The Board would need to determine if that north entrance is closed permanently, that it does not violate any county codes requiring two (2) entrance or exits.

Meeting was adjourned at 1:35pm. Motion made by President Thomas, 2nd by Richard Hampton.