

## Eaton Estates HOA Meeting

Wednesday September 7, 2022 4pm-6pm

PLPOA Clubhouse 230 Port Ave Pagosa Springs, Co

### Call to Order

President Sparks called to order the meeting at 4:07 PM.

Board members present included President Robert Sparks, Vice President Al Gonzales, Secretary Bonni Pszola and at large members Elmer Balvanz, and Robin Struck. Treasurer Steve Dayton was in attendance.

Homeowners that signed in at the meeting included: Jude and Janet McNally, Desi Dundics, Richard Gonzales, Don MacNamee, Deb Balvanz, John DeMarco, Hollie Irvin, Kate and Mike Crawford, Joyce and John Scahill, Susan Hampton, Michael Berndt, Sheila Manzanares, Kellie Gonzales, Glenn Woodruff, Robert and Billie Taylor, Curtis and Candace Door.

### Acknowledge Zoom Attendants and recording of Meeting:

Doug Ebersole, June Ferguson, and Lita Longacre attended by zoom. David Bates sent an email expressing a desire to be at the meeting, but he was traveling and said he could not be on the zoom call.

### Introduction of New Officers:

Robert Sparks- President Sparks introduced himself to the community, told a few stories and expressed his interest in Eaton Estates. He spoke of the "Golden Rule" and reminded us that "as a community he was confident that all contribute to a friendly community and maintain a decorum, both in our conduct and dwelling spaces that contributes to the dignity of our community. That encompasses everything from yard maintenance to our public conduct." President Sparks then verified the quorum and determined the number of votes required to pass a resolution. He stated there were nineteen total votes, and four proxy votes to equal twenty-three votes. President Sparks said twelve people were needed to make a majority vote.

Ms. Struck was running late and President Sparks expressed his gratitude for Ms. Struck willingness to serve as a board member.

### Recap of Board's actions to date:

4:25 PM - First order of business was approval of last meetings minutes. Elmer Balvanz made motion to accept minutes, Al Gonzales seconded motion. Member Richard Gonzales wanted minutes read. President Sparks explained the board had approved the minutes and would be posted on the web site September 8<sup>th</sup>. President Sparks explained once minutes were approved and posted, any homeowner reserves the right to address and dispute the minutes within 90 days and the board is obligated to address the issue in a timely manner. Kate Crawford made the motion to move the discussion to the proposed agenda and was seconded by Al Gonzales.

### Snow Removal Contract – Al Gonzales:

Elmer Balvanz explained he was pursuing a contract with M&M Construction, and he had a verbal commitment from M&M to plow Eaton Estates when we have 4-6 inches of snow. At this time, we did not have a contract with costs. Elmer Balvanz thought they would be a little higher than last year but fair as M&M did not charge us for one time they came out and removed the snow.

### Mowing- Robin Struck:

Mowing taken place by Walter Goddard who has done our mowing before. Open spaces and lots not yet built on were all mowed.

### Road Maintenance Update – Robert Sparks and Al Gonzales:

Al Gonzales said road maintenance cost would need to be spread out over 2 years to satisfy fiscal budgeting requirements. He presented a proposal from Strohecker Asphalt totaling \$91,491. This proposal included 3-line items, \$10,125 for paving the mailbox area and turnaround, \$15,000 for crack filling and \$66,366 for a 2-coat slurry seal. The board split the cost into 2 separate fiscal years. The homeowners had approved the \$75,000 for road work in the annual HOA meeting of 2022. Al indicated first year would consist of patching all road cracks (over 70), and potholes. First year would also include prepping and paving the mailbox and turnaround. Vice-President Gonzales said work in the fiscal year of 2022 would include crack and road seal, not chip and seal. Second half of fiscal year 2022, the roads would be sawcut and filled. There were many lengthy discussions from homeowners. Comments from homeowners included: one homeowner expressed concern that we should not spend 2/3 of our road work reserve in the next 2

years because he felt we would need more expensive roadwork in the future. There is approximately \$200,000 in the road reserve fund. One homeowner felt that we should not fix the turnaround as that was used by other people that do not live in Eaton Estates. One homeowner felt that we should approach and receive some money from PLPOA because we have only thirty-eight lots with sixty-four mailboxes. A show of hand and comments from some original owners indicated many do not use the mailboxes here. Steve Dayton made a motion to accept paving the mailbox and that was seconded by Joyce. Discussion ensued regarding paving the turnaround. President Sparks decided that no further vote was going to occur. President Sparks counted 14 yes votes by hand, which included the proxies. Richard Gonzalez called "point on order" and President Sparks said the board had never adopted the "Robert Rules of meeting". Member Dayton then inquired "what is the purpose of this meeting, if you have already signed the contract and we are not allowed to vote on anything? "

#### Repairs:

President Sparks mentioned the dock needs to be replaced, repaired, or removed. President Sparks reminded the homeowner Eaton Estates had \$7,500 budgeted for the dock and estimated it would cost at least \$25,000 to replace the dock. President Sparks mentioned a special allocation fund may be needed to replace the dock. Vice-President Gonzales presented a proposal for repairing the dock, by replacing 2 sections of the dock for a cost of \$9,515.00

#### Dock- insurance claim update- Bonni Pszola:

Secretary Pszola informed the board and members she was pursuing the dock replacement policy through our insurance with American Family Insurance. Member Joyce Scahill had informed Secretary Pszola she thought Eaton Estates had purchased a dock policy in 2017. (Shout out and thank you Joyce!) Secretary Pszola had received a call and email from insurance agent Lisa Thomas of American Family Insurance informing her that Eaton Estates had an active policy and indeed rodent damage was a covered peril. The agent informed Secretary Pszola she was sending the claim to the American Family Insurance adjustor and Secretary Pszola should be hearing from the adjustor shortly. Secretary Pszola stated she had sent an email to the board members updating them after she received the call from the agent. She also presented the board members with a copy of the email from the insurance agent at this meeting. The policy

on the dock included a \$20,000 replacement value, with a \$1,000 deductible and 80% co-insurance.

#### Dock- repair or replace- Elmer Balvanz:

Further Discussion regarding the dock included:

- should maintenance for the dock be included in the budget;
- should dock be smaller; one homeowner mentioned he was on committee for the dock and had not been contacted;
- is the price of gravel warranted on the dock and green space, as maintenance and removal of weeds and fabric would need to be placed prior to installation
- talk included whether the dock should be taken out of the water for winter; one homeowner said he brushed snow off the dock in the winter.
- President Sparks tabled further discussion on the dock until Secretary Pszola was contacted by the insurance adjustor.

#### New Business:

Any other concerns added to the agenda that had been requested to the President in writing, must be at least 3 days prior to meeting.

President Sparks said he had been contacted by 2 members with concerns. The first concern was that all homeowners were not mowing lawns, both vacant and owned as per the covenants. The second concern President Sparks received was that homeowners were not following the covenants regarding the storage of their recreational vehicles. He reminded us that those were the covenants members agreed to when they purchased their homes and Eaton Estates members should abide by these covenants.

This topic brought further discussions. Member Kate Crawford asked if the covenants will be looked at again. Member Desi Dundics (former president) said the bylaws were reviewed by an attorney and are valid, and that changes would require a 2/3 vote of the membership and attorney review. Member Kate Crawford asked the Board who will be

enforcing any violations and President Sparks said Director Balvanz would be the one to contact.

Adjournment:

Member Susan Hampton made a motion for adjournment and this was seconded by Member Joyce Scahill.