

## **ETLOA Annual Membership Meeting**

**July 8, 2017**

### **Minutes**

The meeting was held at the intersection of Rainbow Drive and County Road 10, and was called to order at 10:06 AM on July 8, 2017.

In attendance, representing a total of 10 properties, were:

Jeff Ashby (1 lot, Director)  
Bruce and MaryLee Hix (1 lot, Director)  
David and Karen Jurich (1 lot, Director)  
David and Joelle Louch (1 lot, Director)  
Ed Belintski (4 lots, Director)  
Dennis Couture (1 lot)  
Art and Dorothy Volk (1 lot)

Votes represented by Proxies (total of 17) provided at the meeting were:

Bob and Madeleine Zachary (4)	Ronald and Tina Otero (1)
Eric Cutlip (1)	Steve and Jeane Stevens (1)
Nancy Moore (1)	Steven and Diane Lindsey (1)
Stephen and Sheila Wassinger (1)	Al and Laila Dawson (1)
James and Judy Younger (1)	Bruce and Cathy Kemerer (1)
Deborah Condello, Robert Schwinger (2)	Katherine San (1)
Al Levenue (1)	

Jeff Ashby presented an accounting of the attendees and proxies:

There are 131 properties (votes) on current address list  
There are 83 individual owners and 1 lot owned by ETLOA  
A 20% quorum represented by 27 votes was present

Jeff Ashby opened the meeting with a brief history of ETLOA and the annual community report:

- ETLH&POA (now ETLOA) was established in 1998 by the developer, Dennis O'Neill
- Colorado State law for HOAs was enacted in 2011
- Today, ETLOA has the following status:
  - Registered with Colorado State, in good standing
  - Updated Bylaws were recorded in 2015 and are compliant with Colorado law
  - Updated covenants were approved and recorded in 2016
  - Meeting notices have been completed for the past 3 years with minutes from all meetings posted on website
  - Architectural Guidelines and Policies required by Colorado law are posted on website
  - ETLOA is currently governed by 5 directors, 2 of whom are full time residents (our Bylaws say we can have up to 5)
  - ETLOA owns 1 lot and the equestrian trail at the end of Otelia Lane

- Lake County has adopted Ross Drive and completed maintenance on the road in Fall 2016. They expect to maintain the road again this year.
- Lot sales and construction events in the past year in ETLOA:
  - 3 lot sales recorded, 2 in Ross subdivision, 1 in EE Hill.
  - ETLOA Architectural Advisory Group reviewed 3 home construction plans and provided comments on each. All were approved without changes.
  - 2 homes are currently under construction (1 on Rainbow drive and 1 on Otelia Lane)
  - 1 other owner contacted us about future construction plans

Caroline Schaefer and Steve Boyd from the Leadville Lake County Fire Department provided a short presentation on the county grant for wildfire mitigation assessment and mitigation. At this time, assessments can be received for free – these are separate from assessments by insurance companies. Matching grant money for owner-provided mitigation work (cutting of trees and removal of deadfall) is also available. A map of subdivision assessments and a pamphlet on fire mitigation are attached to this letter. [www.FEMA.gov](http://www.FEMA.gov) also has some excellent information.

The wildfire presentation led to a discussion of the Ross Drive 10,000 gal firefighting cistern. Mr. Boyd advised that maintenance of the cistern was the responsibility of the Association. Bruce Hix agreed to meet with Mr. Boyd to test the suction capability and assess the water level in the cistern.

Bruce Hix provided a report on association finances:

- Bank account balance is \$3308.84 and several dues checks have just been received.
- Approximately 55 owners have submitted dues for 2017, at the lower rate of \$15 per year.
- Expenses since last year's member meeting were approximately \$600. These include post office box, website hosting, annual letter mailing costs, and state registration fees. Insurance was not purchased.
- Next year's budget and a detailed financial report are available on the ETLOA website.
- We are keeping track of who has paid dues. If an owner accumulates a large amount owed to the association, we could file a property lien in the future.
- We will send out letters in August as a reminder to those who have not yet paid their dues.
- We currently have no plans for reserve funds – we expect to collect just enough dues to cover planned expenses – as more owners contribute, we will continue to lower the annual dues.

Jeff Ashby provided an update on the website and owner communications. Colorado Law allows the use of electronic means for primary owner communications. All of the association governing documents, policies, architectural guidelines, and meeting minutes are posted on the website. There are currently 38 people on the electronic mailing list, and over 1400 web pages have been viewed since last September.

Jeff Ashby presented a change to the Architectural Guidelines posted on the website that was approved at the June Board meeting. For future reviews, owners are only required to submit a site plan, an Elevation drawing showing building height, and a list of exterior colors and materials.

New Lake County camping regulations were discussed. We believe these regulations apply to all of our lots under 5 acres in size and restrict camping (including trailer storage) to 15 continuous days and 60 total days in a calendar year.

Dennis Couture raised the topic of road maintenance, specifically for roads in E.E. Hill. After some discussion, a committee was appointed to gather information and study options for the Association to assume some responsibility for roads. Dennis Couture and Steve Rogers were appointed to the committee and will provide a report not later than next year's annual meeting.

An election for new Association Directors was held. There are currently 5 Directors, two of whom (Bruce Hix, Jeff Ashby) are ending their 3-year terms. Art Volk was nominated to fill one of those positions. His nomination was unanimously approved by vote.

The Board now consists of David Louch, David Jurich, Ed Belinski, and Art Volk. Outgoing Directors Bruce Hix and Jeff Ashby will prepare a list of current duties and responsibilities to assist the new Directors in assigning roles.

Next year's annual meeting will be held on Rainbow Drive at 10:00 AM on Saturday, July 7.

There were no additional items of discussion from the assembled members.

The meeting was adjourned at 11:30 AM.