

ETLOA Board Meeting
June 23, 2018
Minutes

The meeting was called to order at 11:14 AM on June 23, 2018

In attendance were:

Art Volk (Director)
Ed Belintski (Director)
Jeanne Stevens (resident)
Jeff Ashby (resident)

A quorum was established. Notice of meeting was waived.

Jeff Ashby read minutes from the 2017 Board meeting. Those minutes and all previous meeting minutes are posted on the ETLOA website.

Activity Report:

Three home plans were reviewed and approved since last summer. Two new homes are just finishing construction. Five lots were sold.

The annual letter was mailed to 91 addresses, with 9 letters returned as undeliverable. There are currently 40 owners on our email list.

ETLOA.org has seen about 135 individual users who spent time on the website in the past 12 months, some of these are likely realtors or prospective owners.

Report on finances, budget, and dues: Art Volk reported the bank account balance was \$3538.48. Approximately \$400 had been received in annual dues since the annual letter was mailed. Approx \$520 worth of bills and invoices have been paid since last summer.

Art was working on the 2018-19 budget and expects it to be very close to this year's budget, with some minor adjustments to amounts. The budget will be posted to our website before the member meeting on July 7.

Dues were set at \$15 per lot this year. If the same response is received as last year, we will have a positive balance at the end of the year, including paying for insurance. Dues payments are being tracked by spreadsheet.

Discussion item – Late dues: The issue of failure to pay dues was discussed and the board concluded that we would simply track the accumulation of late payments for now. The Board agreed to send late dues notices as appropriate after August 1st.

Discussion item – Insurance: This would be our biggest expense if we choose to purchase, and would force a modest raise in dues next year. Directors agreed to wait until after the member meeting to decide on this matter.

Discussion item – Fire mitigation. Colorado State currently provides a small amount of funding for fire mitigation in our area. Individual owners may contact the coordinator and ask for property fire evaluations or request reimbursement for fire mitigation work performed. ETLOA has no current plans to coordinate mitigation efforts or community slash chipping.

Discussion item – Roads: EE Hill owners have a quote to grade their road for \$30/hour. Lake County will not adopt the road until it is brought up to county standards which will require tens of thousands of dollars, and even then, they may not agree to maintain it. Also, the county has agreed to plow Otelia when they can get to it but not adopt it. Directors agreed that the association will attempt to take on road maintenance this year.

Discussion item – Mailbox: Kiosk slots in the mail boxes at the intersection of county road 10 and Hwy 82 are all taken. Many of the slots are taken by owners who are not part of the association, but the BV post Office says our HOA owns the boxes. Directors agreed to look into this matter and report at the member meeting.

Discussion item – Architectural review: Submittal requirements were changed last year to allow for easier submission with just a site plan, one elevation to verify building height, and external materials and colors to ensure the buildings blend into the environment. This seems to be working well, but we need an EE Hill plat to verify those setback requirements. Art agreed to obtain the plat from Lake County.

Review of Annual Meeting Agenda: A general membership meeting is planned for July 7. The Agenda shown below was reviewed. It will include discussion of finances and budget for 2018-19 and election of one Director for a 3-year term to replace David Jurich who has completed his term. The four members present agreed to bring some food and drinks for a small picnic after the member meeting.

July 7 meeting agenda:

- Introduction, agenda, refresher on ETLOA intentions (Art)
- Quorum determination (Jeff)
- Annual report (community activity and website) (Art)
- Financial Report including dues (Art)
- Discussion items (Art)
- Director nominations and election (Jeff)
- Adjourn for picnic

This meeting was adjourned at 12:40 PM.