

**ETLOA Annual Membership Meeting**  
**July 13, 2019**  
**Minutes**

The meeting was held at the intersection of Rainbow Drive and County Road 10, and was called to order at 10:10 AM on July 13, 2019.

In attendance, representing a total of 12 properties, were:

Art and Dorothy Volk (1 lot, Director)  
Jeff Ashby and Mary Bochain (1 lot)  
Bruce and MaryLee Hix (1 lot)  
David and Joelle Louch (1 lot, Director)  
Steve Lindsey (1 lot)  
Al and Laila Dawson (1 lot)  
Jeanne Stevens (1 lot, Director)  
Bill Noel and Lauren Grady (1 lot, Director)  
Sean and Ashley Monahan (1 lot)  
Mark and Leanne Bauer (1 lot)  
Jonathon Sparling (2 lots)

Votes represented by Proxies (total of 19) provided at the meeting were:

Wisleder (1 lot)	Povenski (1 lot)
Jurich (1 lot)	Kemerer (1 lot)
Moore (1 lot)	McMahon (1 lot)
Zachary (3 lots)	Couture (1 lot)
Geest (1 lot)	Korbson/Mack (1 lot)
Graff (3 lots)	Lavenue (1 lot)
San (1 lot)	Younger (1 lot)
Rogers (1 lot)	
Bell (1 lot)	

Laila Dawson 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 31 votes was present (27 required)

Art Volk opened the meeting with the annual community report:

- 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
  - ETLOA is currently governed by 4 directors, 2 of whom are full time residents (our Bylaws say we can have up to 5, one of whom must be full time)

- Lot sales and construction events in the past year in ETLOA:
  - 5 lot sales recorded, 2 in Ross subdivision, 3 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 finishing construction (1 on Rainbow drive and 1 on Otelia Lane), and 1 home is starting on rainbow drive.
  - 1 other owner contacted us about future construction plans

Art Volk provided a report on association finances:

- Bank account balance is \$4787.59. \$1040 in dues have been collected and several dues checks have just been received but not yet deposited.
- Expenses since last year's member meeting were approximately \$385. These include post office box, website hosting, annual letter mailing costs, and state registration fees. Insurance was not purchased, but will be for next year.
- Next year's budget and a detailed financial report are available on the ETLOA website.

#### DISCUSSION ITEMS:

Jonathon Sparling provided a statement about the Wolf Den activities. He apologized for harm done to neighbors from previous large events at Wolf Den. He stated that all but 2 future events (September 26, 2019 and May 9, 2020) had been cancelled and that no additional commercial events will be booked. He said they will still be renting the home under their Lake County short term license.

The status of kiosk mailboxes was discussed. If a mailbox is needed, a letter should be mailed to the Buena Vista Post Master. The Post Office has said that they will provide boxes to all who request, but there may be some delay.

A hunting incident in EE Hill was discussed at length. The incident involved a hunter shooting an Elk on an EE Hill property after which the elk wandered onto an adjacent property before collapsing. Fish and Game was called and the hunter cited for illegal hunting. Note that our covenants do not allow discharge of firearms within the ETLOA community, specifically:

**"Discharge of Firearms and explosives. For mutual safety and in accordance with existing laws, firearms, fireworks, explosives or similar devices shall not be discharged on any tract."**

#### **Actions suggested:**

- a) Note in meeting minutes reminding homeowners of covenants re: firearms
- b) Include a reminder in the 2019 Owner Letter
- c) Art Volk will post "No Hunting" signs at various locations
- d) HOA could a letter to the property owner involved reminding him/her of the covenants and asking not to grant permission to hunters on ETLOA property.

An election for new Association Directors was held. There are currently 4 Directors, two of whom (Art Volk and Ed Belinski) are ending their terms. Bruce Hix and Dennis Couture were nominated to fill Director positions. Those nominations were unanimously approved by vote.

The Board now consists of Bruce Hix, Dennis Couture, Jeanne Stevens, and Lauren Grady. Bruce, Dennis, and Jeanne are full time residents. We appreciate the service of Art Volk and Ed Belinski on the Board.

Next year's annual meeting will be held on Rainbow Drive at 10:00 AM on Saturday, July 11. A picnic will be held after the meeting. Jonathan Sparling offered the gazebo at the Wolf Den for the meeting – to be determined at a later date. The HOA will again provide food/drink.

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

The meeting was adjourned and the picnic commenced at 11:18 AM. Thanks to Jeanne Stevens for coordinating the picnic!