

ETLOA Annual Membership Meeting

July 9, 2022

Minutes

Location: corner of Cty Rd 10 and Rainbow Drive.

The meeting was called to order at 10:19am on Saturday, July 9, 2022.

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

Bruce Hix (1 lot – Director)
Lauren Grady (1 lot – Director)
Jeff Ashby (1 lot)
Art & Dorothy Volk (1 lot)
David & Joelle Louch (1 lot)
Meryl & Cynthia Dohrmann (1 lot)
David Baker (1 lot)
Liz Harding (1 lot)
Doug Schwarz & Shelly Belknap (1 lot)
Steve Crumpler/Bethann Keith (1 lot)
Mark & Leanne Bauer (1 lot)
Bob Zachary (1 lot)

Votes represented by Proxies (total of 11 properties) provided at the meeting were:

Jurich (1 lot)
Moore (1 lot)
Wisleder (1 lot)
Lenihan (1 lot)
Meyer/Ford (1 lot)
Murphy (1 lot)
Stevens (1 lot)
Williams/Ulmer/King (1 lot)
Couture (1 lot)

A total of 23 properties were present, whether in-person or by proxy.

Currently there are 112 confirmed properties confirmed to be in the HOA with approximately 20 in question (Dave Jurich & Jeff Ashby will be working to determine status of the other 20 and develop a precise list of included properties). Based on 112 properties, 22 properties are required to establish a quorum, thus a quorum was determined.

Agenda:

Introduction/Role Call

History/Why of ETLOA (Jeff/Bruce)

- ETLOA exists to give buyers a set of expectations for new owners (no junk lots, blend when building), to help neighbors resolve issues amicably if/when needed, and to protect property values.
- We have been an HOA in good standing w/the Secretary of State since 2015
- Association bylaws were updated in 2015, covenants in 2016
- In the future, the ETLOA could address snow removal/road maintenance – but it hasn't made sense to do so thus far.

Activity Report (Lauren)

Ownership Activity

- 2020 – 11 properties changed hands (10 in EE Hill, 2 in Ross/Ross II)
- 2021 – 13 properties changed hands (11 in EE Hill, 2 in Ross)
- 2022 (so far) – 3 properties changed hands (2 in EE Hill, 1 in Ross)

Building Activity since July 2021:

- 3 sets of building plans reviewed by the AAG
- 2 Homes completed
- 4 homes under construction (Jones, Harding, Monahan, Wisleder)
- 2 sets of building plans submitted to/approved by AAG (Faranghi, Dorhmann)
- Numerous other inquiries received re: future building plans.

HOA Status Request Forms (requested by title companies when contract pending):

- 2021 – 8 forms filled out for HOA properties
- 2022 – 3 forms filled out for HOA properties, so far
- Note: About half the requests received by the Board are for properties outside the HOA

Financial Report (Lauren)

- Current Balance as of the meeting is \$6,549.69. As of 7/6, dues had been collected from 30 properties (\$450), which represents 27% of properties. This does not count any dues collected the day of the meeting.
- We typically collect 50-60% of dues each year, or \$900-\$1000
- We have discussed sending courtesy letters in the past – the Board will gather that list and send gentle reminders to properties with dues owed later in the summer, to allow for additional 2022 dues to trickle in.

Budget (Lauren)

Expected Annual Expenses are:

- \$10 – HOA Registration Renewal with the State of Colorado
- \$100 – PO Box
- Est \$130 – Annual Member Letter Mailing
- Est \$150 – Annual website expenses
- Est \$150-\$200 Annual Picnic
- Insurance – insurance estimates are approx. \$2,500/year – which we can afford to pay out of our bank balance for the next year or two. Possibly three if we can get more property dues up-to-date and regularly paying. Will discuss any potential dues increases once we make progress in that area.

Website Updates

- Dan & Christi Wisleder were unable to attend at the last minute, but did provide the following website updates via email:
 - Since the 2021 meeting
 - Users: 326
 - Sessions: 385
 - Mailing List has 53 emails
 - Website expenses for 2022 will be \$141.17
- Also – Dan did ask us to let everyone know that if providing an email for the HOA distribution list, we cannot accommodate @aol.com email addresses.

Roads

- During the annual board meeting, Dave Jurich had asked about the possibility of having Gerta maintained/snow plowed by the county. Dave & Bruce are planning to meet with the County and will discuss options.
- A question was asked re: EE Hill and Carmen – the county will not take on maintenance/plowing for these roads as they were never brought up to county standards during development – so it would be up to the propertyowners on those roads to make that investment, should there be enough developed lots to do that in the future. Currently, the residents on EE Hill pool their money and have hired Derek Shandonay to plow the roads in the winter. Derek charges \$100 per plowing to the end of EE Hill (past Graff's driveway) and he plows whenever there is 4" or more in snowfall at a time.
- A question was asked re: allowing access to our roads for non-residents, who could access their properties via old Cty Rd 10 (back road off 82). We've been told in the past we cannot deny access – but the question hasn't been discussed recently with the county.
- More signs at subdivision entrances were discussed – but the ones already posted do not seem to have deterred speeding/ATV's/etc.

Neighborhood VRBO's

- A question was asked about how many VRBO's are in the community (5 that we are aware of) and whether we should have any additional guidelines related to short-term rentals.
- Jeff pointed out that AirBnB/VRBO wasn't really a thing when the HOA was created – there were a few BnB's – but the owners were onsite.
- Liz Harding asked if we could have a list of contact info for nearby VRBO's in case of any conflicts/concerns with renters. There have been a few cases of renters allowing dogs to run free this past year (the dogs visited numerous properties).
- The HOA doesn't keep phone numbers for propertyowners, but the county does publish a list of registered short-term rentals with propertyowner information here:
<https://www.lakecountyco.com/building-land-use/pages/short-term-rental-licenses>

Wildfire Concerns

- A question was asked about whether open fires/camp fires are allowed within the community
- Currently, the HOA does not have specific regulations beyond what the county orders related to fire bans.

- A community north of Leadville recently invited the Fire Department out for a tour of the neighborhood (to see where homes are located) and a picnic after. Possible suggestion for next year's meeting. Lauren will look into it.
- Jeff recommended fire mitigation for properties. The Forest Service has provided options for chipping/free wildfire mitigation services in the past, and the fire department will work harder to save a home where mitigation is in place.

HOA Board Member Elections

- The HOA can have 3-5 Board Members at any given time, and there are currently three. So Lauren called for nominations for 1-2 spots for anyone interested.
- Meryl Dohrmann volunteered. Jeff Ashby seconded the nomination.

At 11:02 am, the meeting was adjourned for the picnic.

Note: Although we neglected to discuss at the meeting, next year's annual meeting will be held Saturday, July 8, 2023 on Rainbow Drive at 10:00AM. A picnic will be held after the meeting. The HOA will provide food/drink, and Dave Louch has volunteered to be responsible for acquiring the food or cooking us up something wonderful (thank you, Dave!).