

ETLOA Annual Membership Meeting
July 7, 2018
Minutes

The meeting was held at the intersection of Rainbow Drive and County Road 10, and was called to order at 10:22 AM on July 7, 2018.

In attendance, representing a total of 14 properties, were:

Art and Dorothy Volk (1 lot, Director)
Jeff Ashby and Mary Bochain (1 lot)
Bruce and MaryLee Hix (1 lot)
David and Karen Jurich (1 lot, Director)
David and Joelle Louch (1 lot, Director)
Steve and Diane Lindsey (1 lot)
Dan and Christi Wisleder (1 lot)
Al and Laila Dawson (1 lot)
Jeanne Stevens (1 lot)
Gretchen Geest and JP (1 lot)
Bill Noel and Lauren Grady (1 lot)
Bob and Madeline Zachary (3 lots)

Votes represented by Proxies (total of 16) provided at the meeting were:

Weiss (1 lot)	
San (1 lot)	Kemerer (1 lot)
Rogers (1 lot)	Wassinger (1 lot)
Bell (1 lot)	Couture (1 lot)
Povenski (1 lot)	Ogle/Blackburn (1 lot)
Belinski (4 lots, Director)	Graff (3 lots)

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 30 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 4 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 4 directors, 1 of whom is a full time resident (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 some minor upkeep on the road in spring 2018. They expect to maintain the road again this year.
- 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
- 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 40 people on the electronic mailing list, and approximately 138 users viewed the website in the last 12 months.

Art Volk provided a report on association finances:

- Bank account balance is \$3834.44 and several dues checks have just been received but not yet deposited.
- 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.

DISCUSSION ITEMS:

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 also has some excellent information.

The wildfire presentation led to a discussion of the Ross Drive 10,000 gal firefighting cistern. The cistern is believed to be full and the lake county fire department is aware of its existence.

A new Fire Station has been proposed for south Lake County. Approximately \$100K has been raised in funds and grants and more, larger grants have been applied for. It is not known when construction might begin.

New Lake County camping regulations were discussed. We believe these regulations apply to all of our lots under 5 acres in size and restrict any camping (including trailer storage).

The topic of road maintenance was raised, specifically for roads in E.E. Hill. Ross Drive has been adopted by the county and is being maintained and plowed. The county has agreed to plow Otelia drive when they can get to it. The county cannot adopt roads that are not built to county standards like EE Hill. If

ETLOA assumes responsibility for roads, dues will increase significantly and special assessments might be required. For the near term, ETLOA cannot assume responsibility for road maintenance or plowing.

With several new residents, mailboxes have become an issue. The BV post office says our boxes are full and the HOA must provide any new kiosks. Art Volk agreed to investigate the matter.

An election for new Association Directors was held. There are currently 4 Directors, two of whom (David Louch, David Jurich) are ending their terms. Jeanne Stevens and Lauren Grady were nominated to fill Director positions. Those nominations were unanimously approved by vote.

The Board now consists of Art Volk, Ed Belinski, Jeanne Stevens, and Lauren Grady. Art and Jeanne are full time residents.

Next year's annual meeting will be held on Rainbow Drive at 10:00 AM on Saturday, July 6. A potluck picnic will be held after the meeting.

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

The meeting was adjourned at 11:14 AM.