

ETLOA Annual Membership Meeting

July 14, 2020

Minutes

Due to concerns related to large face-to-face gatherings during COVID-19, the original meeting scheduled for July 11th on Rainbow Drive was moved to a virtual meeting (online or phone).

The meeting was called to order at 4:09pm on Tuesday, July 14, 2020.

In attendance, representing a total of 13 properties, were:

Art Volk (1 lot)
Anne Ogle (1 lot)
Dan Wisleder (1 lot)
Jeff Ashby (1 lot)
Bruce Hix (1 lot - Director)
Lauren Grady (1 lot - Director)
Bob Zachary (1 lot)
Kirk Weiss (1 lot)
Dennis Couture (1 lot - Director)
David Louch (1 lot)
Renee Williams (1 lot)
Mark Bauer (1 lot)
Hans Berglund (1 lot)

Votes represented by Proxies (total 5, 4 counting towards quorum) provided at the meeting were:

Younger (1 lot) - Dennis Couture
Jurich/Kelly (1 lot) - board
McMahon (1 lot)
Kemerer (1 lot)
Bauer (1 lot) - null, owner was present by phone

Lauren Grady presented an accounting of the attendees and proxies:

- There are 131 properties (votes) on current address list, comprising 83 individual owners and 1 lot owned by the ETLOA
- A 20% quorum would require 27 lots to be represented.
- 17 lots were represented by phone & by proxy, which is not a quorum.
- Thus, no voting can occur - meeting is informational only.

Agenda:

Introduction/Roll Call (Lauren, as noted above)

History/Why of ETLOA (Bruce)

- ETLOA exists to protect our property values, band together for common interests, and set living and building expectations for new owners - in future, the ETLOA could address snow removal/road maintenance
- History: Dennis O'Neill started in 1998, revised in 2006
- We have been an HOA in good standing w/the Secretary of State since 2015
- Association bylaws were updated in 2015, covenants in 2016.

ETLOA Status/Shift to Virtual re: COVID (Lauren)

Determination of a Quorum (Lauren) – quorum not achieved, meeting is informational only

Financial Report (Dennis)

- As of July 14th, new signatory (Dennis Couture, Lauren Grady) have been put in place and online banking has been established. Board email is on record at bank & will receive bank info. Current bank balance is \$5,372.46, including \$735 in 2020 dues paid so far.
- Expenses this past year: P.O. Box (\$120), Mailing of annual letters (\$125), Co State HOA filing (\$10), webhosting/domain fees of \$141 yet to come.

Website status and usage (Dan Wisleder) - last year (calendar year 2019), site had 541 visits from 386 different users - pretty unchanged from previous years. 38 people are currently on email list. Any owners who would like to be added to the email distribution list can send an email directly to Dan, or to the board.

Discussion items

Director Nominations (Lauren) – As of Friday, July 10, Jeanne Stevens has stepped down from the board, so we now have 3 directors, with an opportunity to add a 4th (or 5th) if someone is interested. Since we do not have a quorum for the annual membership meeting, the Board can appoint additional directors.

- Interested parties should contact the board or one of its members.
- Board of Director duties include keeping minutes/meetings for ETLOA, receiving inquiries re: ETLOA member status at property sales, making sure that ETLOA bills are paid during the year, registering ETLOA with the State of Colorado each year, and member issues as they arise.

ETLOA Board insurance (Dennis) - At last year's meeting, it was agreed that the ETLOA board should have insurance. We received a referral from Friends of Twin Lakes on board insurance. Most boards do provide liability coverage for the board - we got some documents yesterday re: coverage that we need to read through. We expect the annual policy premium to be approximately \$2K+. To continue paying, we'll need to either a) get more owners to pay dues, b) notify owners that if dues aren't current, they'll be brought current at the sale.

Otelia Road/County Rd 10 – tree removal – Jeanne Stevens had reported to one of the board members that there are some aspen trees that reduce sight at intersection of Otelia Rd & County Rd 10. Anne Ogle confirms the issue. It is unclear on whether the trees blocking are on county easement or homeowners' (John & Gretchen Sparling) property. The offending trees were removed on Wednesday July 15.

Dues Reminder (Lauren) – We received notice that some dues payments sent to the PO Box may have been returned to the senders. The issue has been corrected and dues may be resent to PO Box 1577.

Open discussion (member concerns, questions, etc.)

Question from Anne Ogle: Does the board also provide architectural review and maintenance of common areas?

- Architectural Advisory Group (AAG) members are appointed by the Board for each review (may include Board members). AAG reviews three things: setbacks,

building heights, exterior materials and colors. The Board only intervenes/weights in if there is an issue/dispute. To date, all design guideline violations have been voluntarily corrected by the owners in concert with the AAG.

Question from Anne Ogle: Common areas are one lot by the intersection of County Road 10 and Reva Ridge Road and the equestrian trail at the end of Otelia drive - to date, we have not identified any maintenance requirements for those areas.

Question from Bob Zachary: what properties are included in the HOA. –A description of the ETLOA boundaries can be found in the ETLOA covenants. There is some ambiguity for properties not in EE Hill (Parcel 1-A) and Ross subdivision.

Question from Hans Bergelund regarding the yellow fire hydrant located on the ETLOA common property - is that hydrant operational?

- The hydrant may be connected to the common well on Rainbow drive - but that well is only 1-2 gpm, so not a great source in the event of a fire.
- There is a 10,000 gallon community cistern on Ross drive. (The cistern was verified full last year by the Lake County Fire Department – it is just a water source, no pumping capability). County public works provides the water to fill it when it needs filling.
- Cistern location and volume may be provided to insurance companies when asking about fire coverage
- The south Lake County fire station is in works - project has been started and is located near intersection of County Rd 10 & Hwy 24, near recycle bins- about 5 miles away from our neighborhood. Project is having some issues, ETA for completion is now TBD due to issues with the original contractor.

Board of Directors

The Board currently consists of Bruce Hix, Dennis Couture, and Lauren Grady. We appreciate the service of Jeanne Stevens for the past two years. No election was held due to lack of a quorum for voting. There were no nominations for Board appointment of additional Directors.

Next year's annual meeting will (barring continued COVID restrictions) be held on Rainbow Drive at 10:00 AM on Saturday July 10th, 2021. A picnic will be held after the meeting. The HOA will provide food/drink. Lauren Grady will explore options to include owners unable to attend in-person, such as via Zoom/phone access.

The meeting was adjourned at 5:12pm.