

# **ETLOA Annual Membership Meeting Minutes**

**July 12, 2025**

**Location: corner of County Rd 10 and Reva Ridge Road on the ETLOA lot**

The meeting was called to order at 10:15am on Saturday, July 12, 2025.

In attendance, representing a total of 15 properties, were:

Dave Jurich (1 lot – Director)  
Jeff Ashby (1 lot – Director)  
Daniel Anthone (1 lot – Director)  
Jody Meyer/Jay Ford (1 lot – Jody Director)  
Lauren Grady/Bill Noel (1 lot – Lauren Director)  
Bruce & Marylee Hix (1 lot)  
Art Volk (1 lot)  
Mark & LeAnne Bauer (1 lot)  
Steve & Diane Lindsey (1 lot)  
Jack Moore (1 lot)  
Jim Guerin (1 lot)  
Dan Wisleder (1 lot)  
Greg and Sandra Osborn (1 lot)  
Daniel Anthone (1 lot)  
Susan Sams (1 lot)

Votes represented by Proxies (total of 13 properties) provided at the meeting were:

**Name**

Murphy (1 lot)  
Genske (1 lot)  
Stevens (1 lot)  
Kosley (1 lot)  
Wood (1 lot)  
Proske (1 lot)  
Sage (1 lot)  
Roberson (2 lots)  
Moore (1 lot)  
Zachary (1 lot)  
Harding (1 lot)  
Louch (1 lot)

A total of 28 properties were present, whether in-person or by proxy.

There are 112 properties confirmed to be within the HOA. Based on 112, properties, 22.4 (23) properties are required to be present to establish a quorum, thus a quorum was determined.

## Introductions by attendees

### ETLOA History and Status (Jeff)

- ETLOA exists to give buyers a set of expectations for new owners (no junk lots, blend in when building, comply with county codes/regulations, peaceful community), to help neighbors resolve issues amicably if/when needed, to preserve the beauty and tranquility of our area and thereby protect property values.
- We have been an HOA in good standing w/the Colorado Secretary of State and Department of Regulatory Agencies since 2015
- The original HOA (created in 1998) had covenants/by-laws that were significantly more restrictive. Several community members worked to update the bylaws/covenants to make them more relaxed, and thus the current bylaws were updated in 2015 and current covenants in 2016.
- 9 policies required by the State are posted on the ETLOA website and a 10<sup>th</sup> policy regarding Short Term Rentals will be added after the meeting

### Activity Report (Lauren)

- **Annual Letters** – Sent to owners of all 112 properties, 87 letters sent via U.S. mail, 2 sent via email (per owner request). Only 1 letter was returned undeliverable & has since been re-sent. One letter was returned notifying us of a new owner – so a letter was sent to the new owner. 4 more letters sent this week to new owners since the mailing.
- **Past Dues Notices** - 26 “gentle reminder” notices were included with member letters for past due dues for 32 total properties.
- **Overall Dues Statistics** - Since 2016 we’ve collected an average of 76% of dues per year (or 85 of the 112 lots), and that percentage has, by and large, increased in recent years. Prior to today’s meeting, we’ve collected \$675 in 2025 dues (or approx. 40%).
- Before we started accounting for 2025 dues, there was \$1,525 in past years’ dues owed. As of 7/11/25, we’ve collected \$285 in past years’ dues (so we’re down to \$1240 from the \$1525 listed above – and down from over \$5k when we started sending these “gentle reminder” notices 2-3 years ago).
- **Property Sales** – That we know of, 14 lots/properties have sold since last year’s meeting. All but 2 of these have been on the EE Hill/Parcel 1-A side, 1 in Ross I, and 1 in Ross II. We received and completed HOA Status Requests for 5 properties since the last meeting.
- **Properties on the market** - There are currently 8 lots/properties on the market (5 in EE Hill and 2 in Ross I) that the Board is aware of, though 2 of those were the ones mentioned above that we received HOA Status requests on & had scheduled closing dates in late June/early July – so TBD.

### Financial Report (Dave)

- Checking Account Balance: \$8,579.56
- 2025 Annual Budget: \$5,065 composed of the following expenses
  - \$1,000 Insurance
  - \$500 Annual Meeting picnic
  - \$120 Post Office Box
  - \$270 Website hosting and security

- \$150 Printing and postage for Annual Letter
- \$25 State Registration
- \$3,000 New Mail Central Mailbox Unit

### **Website Update (Dan W)**

- The number of site visitors is similar to recent years
- Cost of security has increased slightly

### **Discussion Items:**

- **Xcel Energy Update (Lauren)**

Lauren summarized the update from Russell Kerle, Xcel representative, received April 2025, as follows:

(below from Russell Kerle)

We've a slight change in our construction plan around your community. There's a property just south of our little laydown yard (shown in orange below), that had a Conservation Easement placed on it, eliminating 1 of the 2 access routes we were going to use. That is forcing us to bring in our large equipment through the community, the structures, cranes and concrete trucks will have to go through the route through the community unfortunately. We wanted to use the routes south of the community but the grade is so bad that we can't get our large equipment up that hill. All our traffic, outside of the large equipment, will use the alternative route south of the community and will be the permanent route going forward for Xcel's patrols.

As far as scheduling goes, we're looking at 2026 right now for the rebuild, although we may move some structures into the laydown yard sometime this summer, I'll keep you posted if or when we start that process.

Questions regarding the ability to amend the conservation easement to allow for Xcel's original plans to improve "Old EE Hill Drive."

For members having question or wishing to inquire about Xcel's plans, please reach out to:

**Russell Kerle**

Senior Right of Way Specialist | Environmental Services

[rtkerle@burnsmcd.com](mailto:rtkerle@burnsmcd.com)

214-701-2834

- **Road conditions/volunteers for road committee (Jeff)**

The Board is soliciting volunteers to organize one or more committees to address road maintenance and repair.

- **Wildfire mitigation (Jeff)**

Dan Wisleder has been performing wildfire mitigation (removing deadfall and dead trees) from the ETLOA owned lot between county road 10 and Reva Ridge drive. Several owners volunteered their time to stack slash piles along the road for chipping on July 19. All owners are encouraged to perform wildfire mitigation on their respective lots and can access free fire mitigation consulting from USFS or the Lake Couty Fire Department. Chipping has also been provided free of charge in the past few years.

- **Ross III (Dave)**

Summarized adjacent property owner of Ross III and Ross IIIA to develop into 13 lots. Group of 10 neighbors, some in ETLOA, submitted a Statement of Objection to a Water Court augmentation plan filing. ETLOA Board members contacted the Ross III owner – he stated that he was only trying to secure his water rights and had no intention of developing the property or selling it. The owner installed a gate on Paradise drive at the beginning of his property.

- **Mailboxes (Jody)**

There are no available mailboxes at the intersection of Hwy 82 and CR 10.

Attempts have been made to contact the Buena Vista Postmaster to discuss installing a new cluster mailbox unit (CMU) at the intersection of Hwy 82 and CR 10. There is space on the new concrete pad for another CMU.

If ETLOA purchases a new CMU we expect that only ETLOA residents will be assigned to the mailboxes in the CMU.

- **Short-Term Rentals (STR) (Jeff)**

In response to an action item from our 2024 Annual Meeting, Jeff chaired a committee to develop a letter to the 7 currently licensed STRs within ETLOA boundaries. The letter was mailed to STR owners in December. None responded to the letter which requested contact information for future violations. The committee subsequently drafted a policy document for posting on the ETLOA website. Bruce Hix proposed an amendment to ETLOA Covenants to restrict any further STRs within ETLOA boundaries.

## **Open Discussion**

- **Camping (Jeff)**

Owners were reminded that Lake County prohibits camping on any lots less than 5 acres in size. ETLOA does not attempt to enforce that regulation unless there are covenant violations from campers.

**Director Elections**

Dave Jurich up for re-election. Jody to be voted in permanently.

Both votes happened concurrently, unanimous votes.

**Meeting adjourned at 11:28am**

Per HOA bylaws, next year's meeting will be held on Saturday, July 11<sup>th</sup> at 10:00 AM.