

## ETLOA Board of Directors Meeting Minutes 2025

The meeting was called to order at 10:09 on June 7, 2025.

### **In attendance:**

Daniel Anthone (Director)  
Jeff Ashby (Director)  
Lauren Grady (Director)  
Dave Jurich (Director)  
Jody Meyer (Director)

A quorum was established.

### **General (Jeff)**

The Colorado Common Interest Ownership Act (CCIOA) governs HOAs in Colorado. Our ByLaws and Covenants are mostly compliant with CCIOA and subsequent legislation. CCIOA requires 9 HOA policies – ours are documented on the ETLOA website. ETLOA is registered with the Colorado Secretary of State and also with the Department of Regulatory Agencies (DORA) and is in good standing with both. It is unclear whether ETLOA needs to file income taxes in accordance with the Colorado Non Profit Corporations Act.

**Action item: Daniel will obtain a tax ID number for ETLOA and file taxes for the organization.**

### **Annual member letters (Lauren)**

87 member letters were sent out via U.S. mail along with 2 member letters sent via email at owner request, along with 26 past due notices (for 32 lots). The amount of overdue dues is approximately \$1400, down significantly from \$5000 a few years ago. Only 1 letter has been returned undeliverable thus far, and has since been re-sent.

### **Financial Report (Dave)**

We currently have \$6889.88 in our bank account. This includes a \$5000.00 reserve fund for legal expenses.

In 2024 we stayed under budget on expenses. We had more income than budgeted, due to past dues collected.

### **Budget FY 2025 (Dave)**

Expected income includes:

Dues = \$1155 (this assumes 70% collected)

Expected expenses include:

Printing = \$50

Postage = \$100

PO box rent = \$120

HOA State Registration Fees = \$25

Insurance = \$1000

annual meeting = \$500

website domain & security = \$270

Total = \$2065

The Board approved the 2025 budget.

**Action Item: Lauren will notify the board when she deposits dues, distinguishing them between currently due and past due**

### **Discussion items**

#### Mailboxes

Residents are having difficulty getting a mailbox in our vicinity. Some people have PO Boxes in either Leadville or Buena Vista. There are currently no mailboxes available at the intersection of Hwy 82 and Co Rd 10.

The Board discussed and agreed to purchase a cluster mailbox unit for the Buena Vista Post Office to install on the new concrete slab at County Rd 10 and Colorado 82.

**Action item: Jody will look into what it will take to get another cluster box unit (CBU) installed either at the intersection of County Rd 10 and Colorado 82 or other location in the area. Any boxes we obtain should be for use of ETLOA residents only.**

**Action item: Dave will add a \$3000 cost line item to the 2025 budget.**

#### Short Term Rentals (STR)

There are currently 6 licensed STRs operating in ETLOA, so far with no issues. As a result of an action item from last year's annual member meeting, ETLOA sent a letter to each of the STR owners requesting contact info and communication of certain ETLOA covenants to renters. ETLOA received zero responses to the request. The board agreed to create a policy on Short term rentals.

**Action Item: Jeff will draft a policy for STR based on content of the letter and post it on our website.**

#### Roads

With all of the new construction going on the roads within ETLOA are taking a hit.

**Action item: Jody will form a committee comprised of members to discuss coordination with Xcel Energy (who will be doing work in our area and bringing in large machinery) and Lake County. Note Hwy 82 work is being performed by the Colorado Department of Transportation**

#### Dog waste

A large amount of dog waste has been noticed in particular parts of our neighborhood. A reminder will be made at the annual meeting that it is unsanitary and unhealthy to leave dog waste in the neighborhood. All residents should please clean up after their dogs.

#### Dues

ETLOA By Laws and Unpaid Dues policy are slightly different than actual practice. ETLOA provides dues notice with the annual letter and collects dues at the annual meeting. Revised wording offered to reflect our practice: "Owners will be invoiced with the annual letter in May and dues will be due at the annual meeting in July."

The Board clarified its policy for ETLOA membership with regards to properties purchased before ETLOA articles of Incorporation in 1998:

- Properties purchased before July, 1998 are exempt from ETLOA membership and dues until they are subsequently sold or transferred after July, 1998. Any properties within the ETLOA boundaries sold or transferred after July, 1998 become part of the association.

**Action Item: Jeff will update the Unpaid Dues Policy to reflect actual practice.**

**Action Item: Lauren will forward ETLOA covenants, By Laws, and annual member letter to title company when they make a status request on lots for sale.**

#### ETLOA's PO Box

Currently Dennis Couture's name is on the ETLOA PO Box.

**Action item: Lauren and Dennis will go to the Leadville PO and get the name(s) on our box changed from Dennis to Lauren and Jody.**

#### **Annual meeting (July 12, 2025) preliminary agenda**

Introductions (Board members will sit together to facilitate members' ability to hear and see us)

Establish quorum (Lauren)

Introductory remarks and History (Jeff)

Activities (Lauren)

Financial report (Dave)

Website update (Dan/Christi Wisleder)

Director Status

Discussion items:

Xcel Energy Update (Lauren)

Road conditions/volunteers for road committee (Jody)

Ross III (Dave)

Mailboxes (Jody)

Short-Term Rentals (Jeff)

Other Business

Open Discussion

#### **Director Elections:**

Dave's term is expiring. He has agreed to serve another term if elected.

Meeting adjourned at 12:45

Respectfully submitted by Jody Meyer