

ETLOA Annual Membership Meeting

July 13, 2024

Minutes

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

The meeting was called to order at 10:12am on Saturday, July 13, 2024.

In attendance, representing a total of 19 properties, were:

Dave Jurich (1 lot – Director)
Daniel Anthone (1 lot – Director)
Lauren Grady/Bill Noel (1 lot – Lauren Director)
Jeff Ashby (1 lot)
Bruce & Marylee Hix (1 lot)
Art & Dorothy Volk (1 lot)
Dennis Couture (1 lot)
Dan & Christi Wisleder (1 lot)
Dave & Joell Louch (1 lot)
Jay Ford/Jody Meyer (1 lot)
Steve & Kesa Sage (1 lot)
Shelly Belknap (1 lot)
Bob Zachary (1 lot)
Brent Blackburn/Anne Ogle (1 lot)
Ashley Monahan (1 lot)
Renee Cornett (2 lots)
Kirk Weiss (1 lot)
Greg DeSantis/Sandra Osborn (1 lot)
Andy Wald/Erin Amundson (residing at Graff residence)

Votes represented by Proxies (total of 17 properties) provided at the meeting were:

Roberson (2 lots)
Bauer (1 lot)
Murphy (1 lot)
Dominguez, Derick & Wendy (proxy received for 1 of 2 lots)
Proske/Banks (1 lot)
Ullmer/Williams/King (1 lot)
Bears (1 lot)
Ferrante (1 lot)
Harding (1 lot)
Genske (1 lot)
Graff (3 lots)
Moore (1 lot)
Lindsey (1 lot)
Wassinger (1 lot)

A total of 36 properties were present, whether in-person or by proxy.

Currently, there are 112 properties confirmed to be within the HOA. Based on 112 properties, 22.4 properties are required to establish a quorum, thus a quorum was determined.

Agenda:

Call to Order (Lauren Grady)

Quick adjournment to eat (food obtained from The Twin Lakes Inn)

Round-table intros by owners present

History/Why of ETLOA (Jeff Ashby)

- The ETLOA exists to give buyers a set of expectations for new owners (no junk lots, blend when building, comply with county codes/regulations, peaceful community), to help neighbors resolve issues amicably if/when needed, and to protect property values.
- We have been an HOA in good standing w/the Colorado Secretary of State since 2015
- The original HOA (created in 1998) had covenants/by-laws that were significantly more restrictive. Jeff Ashby, Bruce Hix, Christi Wisleder, and several other community members worked hard to update the bylaws/covenants to make them more relaxed, and thus the current bylaws were updated in 2015 and current covenants in 2016.

Activity Report (Lauren Grady)

- **Property Sales** – 10 properties have changed hands since last year's report. 8 in EE Hill, 1 in Ross, and 1 in Ross II. One pending sale in EE Hill (on Carmen Rd). There are currently a handful of lots for sale, including 4 lots on the northeast side of the HOA (near Hwy 24), one at the 5 pt corner across from the HOA lot, one on Reva Ridge Rd next to the HOA lot.
- **AAG** - reviewed & approved plans for the Louch, and Belknap residences
- **Homes completed:** Wisleder residence on Otelia and Ford/Meyer residence on Carmen
- **Homes in process:** Jones, Monahan, Lindsey, Louch
- **Annual Mailing:** For 112 lots, 90 owner letters were sent out this year, along with 27 late notices to properties owing back dues. 3 letters were returned undeliverable or change of address – re-sent all 3.
- **2024 dues:** collected as of this morning (before the meeting): \$765 from 51 lots = 45.5% of lots paid)
- **Past dues:** There are approximately \$1,830 in back dues still owed – which is down from well over \$5k a few years ago. Some of that \$5k were lots that we later determined weren't in the HOA – but mostly the gentle reminders we sent last year & this year have been effective. For the years 2016-2023, we collect 70% of dues on average, and the amount collected has increased significantly over the years – early years & before sending late notices, collection was closer to 60% (though that was after late dues were received following 2023/2024 mailings).

Financial Report (Dave Jurich)

- Checking account balances is \$6,653.71
- 2024 Annual Budget of \$2,042 is made up of:
 - insurance (\$967)
 - annual meeting picnic (\$500)
 - post office box (\$120)
 - website hosting (\$150 + \$120 for new SSL certification)
 - printing and annual mailing (\$125)
 - HOA Registration Renewal with the State of Colorado (\$10)
 - \$50 miscellaneous expenses (deposit rubber stamp, file box, folders)
- Question of how to use reserves
 - The HOA plans to hold \$5,000 in reserve. The question is whether this reserve should be earmarked for something specific. Possible options include (but are not limited to):
 - Roadwork – suggestion was made that local maintenance and repairs be addressed by affected property owners working together. Discussion of Lake County taking ownership of roads which appears unlikely.
 - Mailbox kiosks – new property/residence owners are having issues getting mail service set up as there are no open boxes at the kiosks on Hwy 82/County Rd 10 or Hwy 24/Hwy 82. Dave has been doing research with a local resident who is a former postmaster to help navigate working with the postal service. A kiosk may cost approx. \$2,600 – but then we need to understand how those boxes would be assigned and whether the HOA would have any control over that assignment. Dave has been unable to get a callback from the Buena Vista postmaster – potentially because a new postmaster has recently been hired. Jody Meyer has offered to help research the issue to determine our options. It was determined during the meeting that the Board would continue to research options.
 - Wildfire mitigation – whether a property owner elects to participate in one of the chipping days organized by the Friends of Twin Lakes (which was free this year due to a grant) or other wildfire mitigation costs – perhaps the HOA could pay for or subsidize property owners who take advantage of these opportunities.

Website updates (Dan/Christi Wisleder)

- Since the last meeting:
 - 325 visits to the website (typical vs. previous years)
 - Email distribution list has 63 emails – please contact Dan or Christi Wisleder if you'd like your email address added to the distribution list. Send email addresses to: dan.wisleder@etloa.org.
 - The ETLOA website is: etloa.org.
- A question was asked about the security of the ETLOA website, since there are some documents accessible by password, but the password is found in the annual member letter that is available on the website without password access. Dan Wisleder pointed out that the password was mostly about deterring salesmen from

obtaining lists of owners for advertising (so far that seems to have worked) and that the information available in the password-protected section is all owner information readily available on the county assessor's site.

- In the interest of caution, action item taken by Lauren to work with Dan to change the password and to include it in future member letters that are mailed and remove it from the version of the letter that is posted on the website.

Discussion items

Xcel Energy update (Lauren Grady)

- Xcel Energy is planning to replace 8 towers/structures in and around the HOA community. These towers are located on the east side and cut through properties that are largely found between Carmen Rd and George Safken Drive. They will be replacing the current 8 towers with 9 taller towers.
- Per the latest update from Russell Kerle (Sr Right of Way Specialist with Burns & McDonnell on behalf of Excel) late May – Excel will be working on the transmission line starting from the substation just south of Leadville & moving south. That should happen in 2025. In 2026 they'll be working on a section moving north towards Twin Lakes from Buena Vista. They should reach the Twin Lakes area in late 2026 or 2027.
- Xcel currently has the easement rights they need, and they have arranged with several property owners on the southeast side of the community to use open lots as "laydown yards" where they will drop (often via helicopter) structures and equipment and store them until construction starts.
- Xcel has contacted property owners where the structures are or will be located to sign amended easement documents, some with financial compensation. Some owners have signed them, others have not.

Short-Term Rental Committee (Jeff Ashby)

- There are currently 7 properties within the HOA operating as short-term rentals (STR's)
- The HOA is not aware of any issues these units are causing within the community
- The Short-Term Rental Committee has reviewed the latest changes to STR regulations made by Lake County recently, and has the following recommendation:
 - That a letter be drafted to STR owners asking them to include, not only in their onsite documentation, but in their STR listings/advertisements for potential renters to review prior to renting, that incorporates seven areas:
 - Noise
 - Fire use
- A request was made by Joelle Louch to add a category around outdoor smoking and where to discard of cigarette butts. Living next to an STR, Joelle has noticed that renters will sometimes smoke outside directly under trees and leave butts there – wildfire concern.
- The STR committee asked Kirk Weiss, who operates a STR on Rainbow Drive, if he would mind reviewing the draft letters and providing input.
- A request was made by Dennis Couture to make the letter available and provide it to STR owners as soon as possible.

HOA Boundaries updates (Dave Jurich)

- The Board has been working on a map of the HOA boundaries. This map makes it very clear which properties are within the HOA, with some very rare exceptions.
- The map will be posted on the ETLOA website
- A question was asked about how potential/new property owners are notified whether they are in an HOA
 - This happens at sale as part of the disclosures made by the current property owner and the title search performed by the title company
 - Title companies send an email to the board requesting the board complete an "HOA Status Request Form" – to confirm the property is within the HOA, whether dues are up-to-date, whether any other monies are owed, and whether the board is aware of any code violations. Lauren Grady responds to these requests.
 - This happens pretty consistently with local title companies – but title companies that are not local seem more likely to allow a sale to occur without notifying the new owners that they're in an HOA or verifying if dues need to be collected.

HOA Acceptance of online payments (Christi Wisleder)

- While there may be a few options to accept online payments of ETLOA annual dues via the website using square, Zelle, or some other method – the discussion was around how many folks might use the online payment option and whether that number for a once-a-year event would be enough to warrant the implementation and any costs around doing this.
- Online payment options could encourage property owners who haven't and/or aren't currently paying to pay dues.
- Lauren to talk to Community Banks of Colorado (where the HOA bank account resides) to see if there are any simple no-cost options that the bank could offer

Recent non-standard requests and complaints

- There have been requests in recent days for activity/building that are not allowed. The requests are largely items that can be addressed with the county and are not in compliance with county regulations, not ETLOA regulations (ETLOA rules for building, etc. largely follow county regulations).
 - Examples include: tiny homes, properties listed for camping rentals on hipcamp, modular homes, etc.
 - The board will continue to point questions for such items to the county
 - If you see something that doesn't seem like it is right or you're not sure – contact the county for clarification and/or report the violations.
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- **Internal audit – Add Daniel/Jeff**

Director elections

- The board currently has 4 directors: Dave Jurich, Lauren Grady, Daniel Anthone, and Meryl Dohrmann.
- The board can have 3-5 directors at any given time that serve 2-year terms
- The terms of Lauren Grady and Dave Jurich are expiring
 - Lauren is willing to stay on. Dennis Couture nominated Lauren for another term and was seconded. Voted for renewal.
 - Dave is willing to stay on. Dennis Couture nominated Dave for another term and Lauren Grady seconded. Voted for renewal.
- Jeff Ashby has expressed a willingness to rejoin the board. Dennis Couture nominated Jeff and was seconded. Jeff voted to Board
- Discussion about Meryl Dohrmann continuing as Board member. Action is for Lauren to ask Meryl if he is interested in continuing or if he is willing to resign.
- Jody Meyer has expressed a willingness to join the board. Dennis Couture nominated Jody and was seconded. Jody voted to Board contingent on Meryl resigning.
- Updated Board directors are Dave Jurich, Lauren Grady, Daniel Anthone, Jeff Ashby, and Meryl Dohrmann (or Jody Meyer)

Open Discussion

Dead trees near cistern – Marylee Hix pointed out that there are several small, dead trees around the community cistern that could be a fire hazard. Jeff Ashby volunteered to remove them/weed the area.

PA System for next year – Art Volk has offered to supply a PA system for next year's meeting to make it easier to hear speakers. Thanks Art!

Meeting adjourned at 11:58am.

Per HOA bylaws, next year's meeting will be held on Saturday, July 12, 2025 at 10:00AM. Stay tuned for details on location.