

ETLOA Board Meeting

July 8, 2020

Minutes

The meeting was called to order at 1:30pm on July 8, 2020

Note that the originally scheduled meeting on June 30, 2020 did not occur as planned since a quorum was not achieved, and thus was rescheduled.

In attendance were:

Bruce Hix (Director)
Dennis Couture (Director)
Lauren Grady (Director)
Jeff Ashby (Resident)
Bill Noel (Resident)

A quorum was established.

Activity Report:

Ross – 2 lots sold (+ 1 sale pending), 1 house completed, 2 houses currently underway, 4 wells drilled. 3 sets of house plans approved.

EE Hill – 5 lots sold, 4 houses currently underway.

Annual member letters:

83 letters sent, so far only 2 have been returned (address issues)

Financial Report:

We've had a recent change in signers to the account, as well as an internet outage at the bank that kept us from getting an exact bank balance. So far for FY 2020, \$705 in dues received, with 23 owners paying for 36 lots. Approximately \$400 in bills and invoices have been paid since last summer. We believe the current bank balance to be approximately \$5,240.78. Once we are able to get the newer board members registered on the account, we'll be able to get an updated balance and get it posted on the website.

The Board approved a 2020-2021 budget similar to last year's with expenses for website (\$140), post office box (\$120), and letter mailing (\$125), with a potential addition of HOA Board insurance for the coming year (to be discussed at member's meeting). The current planned budget will be posted to our website before the member meeting on July 14.

Dues were set at \$15 per lot this year.

Discussion item – HOA Board Insurance

Based on other HOA's, we're expecting a cost of around \$2,500/year for association insurance. This cost is more than we currently collect from dues each year, but is something we should have going forward. We can carry this for a few years with our current balance, but eventually, we'll have to do at least one of two things:

1. Collect on delinquent dues
2. Raise annual dues

Include as a discussion item for Member's Meeting.

Discussion item – Delinquent Dues

We tend to collect dues from maybe 30% of the lots, and have only collected back dues in the past when a lot sells. Discussion around possibly sending out a gentle reminder letter to members who have not recently paid asking them to bring their dues current. We likely would not take any action on collecting, aside from accruing the dues for a future property sale and collecting them at time of sale.

Discussion item – Wolf Den (follow-up from last year)

Following last year's discussions, the Wolf Den property has agreed to comply with county rental regulations, and to date, they are compliant with those regulations.

Discussion item – Architectural Review

The process seems to be working well, but not all owners are submitting for approval. Submission is easy with just a site plan with appropriate setbacks, one elevation to verify building height, and external materials and colors to ensure the buildings blend into the environment. Add to Member meeting agenda to remind owners to submit for approval when planning to build, and pointing them to documents available on website.

Discussion item – Director Openings

There are currently four board members serving, with no board members with terms expiring or vacating their positions, however, our covenants allow for 3-5 directors. If anybody is interested in nominating themselves, we could add another director. Add to agenda for Member's meeting.

Review of Annual Meeting Agenda:

A general membership meeting is planned for July 14th at 4pm Mountain Time. Due to concerns related to COVID, the meeting will be held virtually (online or by phone via Zoom). To establish a quorum (and thus be able to vote on any pertinent items), we will need 27 lots present (either in person or by proxy) on the meeting (20% of 131 lots). Should we not get 27, the meeting will be informational only. Unsure of participation to expect given the shift to virtual this year.

July 14 meeting agenda:

- Introduction (Dennis)
- History/Why of ETLOA (Bruce)
- HOA Status/Shift to Virtual re: COVID (Lauren)
- Determination of a Quorum (Lauren) – will do a roll call – each member to introduce themselves, note the # of lots they represent. Include proxies if any mailed in.
- Financial Report (Dennis)
- Website updates (Dan or Christi Wisleder)
- Discussion items
 - Director Nominations (Lauren) – we have 4 directors, oppy to add a 5th if someone is interested (need quorum to vote on this)
 - HOA Board insurance (Dennis)
 - Otelia Road/Cty Rd 10 – tree removal – can we ask county to address
 - Dues Reminder (Lauren) – Note re: PO Box returning mail
 - Architectural Review Reminder (Bruce)
- Open discussion (member concerns, questions, etc.)
- Adjourn

The meeting was adjourned at 2:45pm.

