

8/9/2025 - Ley Subdivision Semiannual Meeting Minutes

- The meeting was held on Saturday, August 9th, 2025, from 3:30-5 PM at the Custer County Library in Westcliffe.
 - 16 neighbors were in attendance
- First some neighbors wanted to share their thoughts
 - Gene L. chose to speak first with thoughts on the proposed road improvements
 - Not in favor of the proposal
 - Drainage should be improved instead and would cost less
 - Keep water off of the road and driveways by building up the crown of the roads
 - Zoanne thought suggested that owners should be responsible for the roads in front of their lots since some portions are more worn due to heavy use due to construction and other activities
 - Thomas L brought up the official process that should be followed if we are to vote on road improvements
 - The proposed road costs are beyond annual dues that there is already a formal process for getting approval for these types of projects
 - Each lot owner is required to be notified and is to respond with a vote by mail

- Voting in person is not allowed according to the covenants
 - There is a process for change but the documented process must be followed
- At this point a preliminary vote was held to see if any further discussion about the road improvements is required
 - **The road improvements were voted down unanimously**
- Next, guest speaker Carol S spoke about fire mitigation
 - Carol is a member of the Bull Domingo home owners association and became a fire mitigation ambassador about a year ago.
 - This information can be accessed online at the following websites:
 - [Access risk information - coloradoforestatlas.org](https://coloradoforestatlas.org)
 - [Reducing your wildfire risk - csfs.colostate.edu](https://csfs.colostate.edu)
 - [Protect your community - fireadaptednetwork.org](https://fireadaptednetwork.org)
 - Finally Carol recommended some web and phone apps:
 - [Watch Duty - map of current wildfires](#)
 - [EverBridge - emergency alert phone app](#)
 - Thank you Carol for the informative presentation!
- Next Dennis prompted those in attendance for feedback
 - Steven B brought expressed his concern with the trees encroaching on the north entrance - it's getting difficult to see when navigating this intersection
 - Marty informed us that a new weed has been spotted in the neighborhood - [American Licorice](#). He advised that this should be removed if spotted.

- Marty also gave his treasury report:
 - I misplaced my copy of the report. Please contact myself or Marty to get access to the report
- Thomas and Susi L expressed their frustration with the recent building activity ignoring the architectural guidelines
 - Regardless of existing structures, the guidelines need to be followed
 - While some existing structures are not compliant, most main structures/homes are compliant
 - A recently submitted garage is not compliant
 - The current architectural process lacks structure / is not clear
 - Eric L agreed to try to organize the gathering of Architectural Committee thoughts and feedback for submitted plans
 - Some thought that enforcement of the architectural guidelines is difficult
 - Dennis agreed with this sentiment, but also was adamant about not being the neighborhood enforcer for such issues. He asked if any others might want to take over his role as HOA president. Unfortunately no one agreed to take on that role.
- Finally, after the enthusiastic debate about the neighborhood architectural process, the meeting was adjourned.