

8/24/2024 - Ley Subdivision Semiannual Meeting Minutes

- The meeting was held on Saturday, August 24, 2024, at the Custer County Library in Westcliffe.
 - Twenty neighbors were in attendance
 - We went around the room for introductions
- Discussed the current state of leafy spurge in the neighborhood
 - The president is responsible for getting shared portions of the neighborhood mowed.
 - There was some discussion about mowing the southern parts of Nighthawk Way
 - It was determined that it is too late in the season for this to be effective so this effort will be put off until next year
 - What can owners do if they don't live in the area?
 - Dennis has the phone number of Thom Laural, who has done mowing in the area
 - Thom also does some aeration and planting of native grasses
 - Charles Westfahl mentioned that he has spraying equipment and may be able to help
 - The weed is currently growing on approximately $\frac{1}{5}$ of the southern portion of the neighborhood and is spreading quickly
- Discussed renaming County Road 136
 - It used to be called "Riley Road"

- The room voted on whether we should pursue renaming the road back to Riley Road and most were in favor of this effort
 - Dennis will look into what is required for this to happen
- Treasurer report
 - Marty gave a summary of the funds spent between 7/29/23 and 8/24/24
 - \$4200 in dues were gathered, leaving \$5373 available at the beginning of the year
 - \$1389 was spent on plowing, mowing, and other administrative expenses
 - \$3984 remains
- Next was a discussion of the future of the ponds in the neighborhood
 - Currently, ponds established after 1972 are forbidden unless special water rights are obtained
 - Ponds established before then may be allowed
 - The state is enforcing this to help curb water loss due to evaporation
 - If enforced, ponds will have to be removed/filled
 - It was unclear who would be responsible for paying for this
- Some wondered if we are allowed to water plants or trees on their property
 - Thomas Ley mentioned that most wells in the area are for household use only and that
 - water should be used for indoor purposes only
 - watering outdoor trees, etc is not allowed by these types of wells

- Homeowners are allowed to collect rainwater, but it should not exceed 110 gallons at once and this water may be used for watering outdoor plants
- Jerry Livengood the district water commissioner would have more information about this
- John Rodasie owns the water rights for the subdivision
 - Has approached lot owners in the past to make this clear
 - He is responsible for maintaining Hennequin Creek and two ditches but not the land on either side
 - Some mentioned that he is not properly maintaining these water sources
 - He can be contacted at 719-460-7169
- Next, the neighborhood architectural committee and guidelines were discussed
 - Some expressed a need for updating the guidelines to allow more modern building siding options such as cement board since it is long-lasting and fire-resistant
 - Some have had good experiences with it while others have not
 - Frustration was expressed that there currently seems to be little or no enforcement of the current guidelines
 - It was mentioned that updating the guidelines would require an amendment to the legal covenants registered with the county and would likely require a lawyer
 - It was brought up that the PO box listed on the current covenants as the architectural committee contact is no longer valid and is a source of confusion for homeowners wishing to build

- This is another motivation for updating the covenants
 - Finally, there was a discussion on whether it is allowed to have short-term rentals in the neighborhood and that this could also be addressed if we were to amend the covenants
 - There were mixed interpretations on what rentals are, or should be allowed by the current or future covenants and that further discussion is required on this topic
- Thomas, at 28 Nighthawk Way mentioned that volunteers with the Custer County Sheriff
 - Discussed adding the neighborhood the regular patrol routes
 - He also mentioned that they offer house checks, and can drive by your property if requested when you are away
 - There is information about this on the Custer County Sheriff's Office website
- Meeting adjourned