



Colorado Anglers Club

RMEOA1@gmail.com P.O. Box 1405, Grand Lake, CO 80447 RMEOA.com

July 12, 2014, 9:00 am Grand County Fire Department meeting room

Meeting started at 9:00am

Attendees: Len Verhoven (Pres), Mike Monley (VP and acting Secretary), Marty Nicoulin (Member at Large) Kevin and Pam Ortell, Sheryl Kitchen, Gary Pittman, Chet Haines.

Meeting started at 9:00am, two firefighters from the Grand Lake fire department talked about the location of our HOA and which fire department is responsible. The firefighters said if we ever have a fire we should just call 911 and both Granby and Grand Lake fire departments will probably arrive. Questions were directed to the firefighters about our HOA and obtaining home owners insurance, why is our HOA within a mile of the Grand Lake fire station but we are serviced by the Granby fire station. The firefighters explained that is how the boundaries are set up.

Len opened the next topic by asking Kevin and Pam Ortell to provide information on some people associated with our neighbors who had an altercation with the Ortells. The board reviewed and explained the history of our interactions and decisions that have been made in dealing with those situations for all present.

The board then voted 3-0 to clean the retention ponds and have Clive Smith do the work for \$850 according to a quote received. Len volunteered to make sure property owners affected by the cleaning of those ponds are notified.

Board agreed the next step after cleaning the retention ponds would be to contact Mary to remove the vehicles parked along Grey Hackle by August 31. The board decided to get a quote to replace the entire fence along Grey Hackel. Len shared the current quote to repair the fence for approximately \$1,700. Len volunteered to get a quote from Clive Smith to rebuild the entire fence along Grey Hackle.

Len reviewed the HOA budget; we are below budget for the year. The board voted 3-0 to pay ATH for road work already completed that had been voted on via email. The HOA is down to 6 lots that have not paid dues for 2014, this is a vast improvement from previous years.

The ARC members expressed concern that the design guidelines of our HOA have some contradictions in the way height of new houses is measured. Chet asked of the board would approve a small budget for the ARC to meet with Jim Poole to clarify height measurements. The board voted 3-0 to allow the ARC to meet with Jim Poole for 1 hour if needed. The ARC also suggested clarifying square footage requirements in addition to height measurements. The board suggested the ARC meet and come to a consensus as to how square footage and height measurements are in the design guidelines and report back to the board with any suggestions for changes.

Marty talked about some solar lighting options we have for the HOA sign. He explained the differences in options. There is \$2000 budgeted for solar lighting. The board agreed on an arm that hangs over the top of the sign and lights the sign from the top down. Marty will move forward with obtaining some specific quotes.

Len brought up an idea of an HOA block party for next summer. A small discussion about the party occurred and it was decided to add this idea to the annual meeting agenda.

Len gave an update on the house owned by Rich Graff, which is being completed and an update on the lots 9, 10, 11 on block 8.

Pam suggested the board consider using something on the HOA roads to keep the dust down. The board liked the suggestion and would consider it.

Kevin wanted to propose the current phase 1 of the HOA separate from phase 2 and phase 3 now that phase 1 is up and running and things have improved significantly and we are a viable HOA. The board agreed to add this suggestion to a future board meeting to investigate the possibility.

The date for the next board meeting has tentatively been set for Sat. Sept. 20