

Location: Grand Lake Fire Station

Attendees: Len Verhoven, Wayne Forester, Rick Marsicek and Martin Nicoulin. Steven Becker by Phone.

Discussion Topics:

1. August 2022 Financials were reviewed. The HOA continues to be in a strong financial position and operating within the 2022 Budget. Payment plan options for Dues was reviewed. Decision needs to be made on continuation of the Legal Retainer for 2023 at next meeting.
2. Review of the letters sent to delinquent Owners for non-payment of dues was discussed. The Board is waiting for responses before proceeding with any further collection actions.
3. The HOA replaced an incorrectly installed culvert and made road repairs on a property in Phase One. Replacement of exterior lights which are in violation on another property was discussed.
4. The condition of the roads in Phase Two was reviewed. The HOA will probably take over the responsibility of maintaining the roads in May 2023 if the Developer completes most of the homes in progress and makes the necessary improvements.
5. Rick Marsicek provided a review of the central water system the HOA is investigating due to Owner concerns about the number of wells in the development, plus with the possibility of additional wells in Phase Three. This topic will be discussed again with the Owners at the annual meeting in January 2023. Any use of funds in the 2023 budget for water studies etc. will also be reviewed at the annual meeting.
6. The Design Review Projects for homes currently under construction and Architectural Change Requests submitted by Owners was reviewed.
7. The Board members did a walk-through of the homes in Phase 1 & 2. Properties that are in violation of the CCR's for maintenance, weeds and other issues will be sent letters and given adequate time to remedy the conditions.
8. The Board reviewed the new letters from the HOA Attorneys regarding collection and enforcement to comply with State of Colorado law. The revised CCR's were sent to all Owners and have been approved by the Board.
9. The block Picnic which was held on 07/30/2022 was discussed. It was determined that this was a successful first event and the Board will work with the Owners to continue this in 2023. The date for the 2023 Picnic will be discussed at the annual meeting 01/2023.
10. The Board was approached by the Grand County Wildfire Council and invited to participate in discussions about fire mitigation efforts and restrictions in the County. It was determined this would be a good program to be involved with for the HOA. We will continue discussions with the Council as the program develops to determine our level of participation.

11. Miscellaneous Items concerning neighbor complaints about excessive noise from select properties was discussed. Water from wells being used for the filling of hot tubs and irrigation was reviewed. The Board will investigate and provide Owners with information & resources for obtaining water and services to assist with compliance on water usage. The neighbor on the East and North side of the development have filed some complaints against RME. Our Attorneys are handling these complaints.
12. The next Board Meeting will be held Saturday, November 12, 2022 at the Grand Lake Fire Station from 9:00 AM – 12:00 PM.

End