



## Colorado Anglers Club

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Annual HOA meeting for 2015

January 10, 2015, 10:00 am Grand County Fire Department meeting room

Meeting started at 10:00am

Attendees: Len Verhoven (Pres), Mike Monley (VP), Ralph Chiarella (treasurer), Martin Nicoulin (Member at large), Rick Marsicek, Robert Graham, Chet Haines, Gary Pittman, Bert Hill, Mark Grams.

Board opened the meeting and a quorum was established.

2014 President's report was read by Len Verhoven. Len then went over the board's plans for 2015.

Treasurer's report was read explaining where the HOA currently is financially by Ralph Chiarella. Mark Grams requested the balance sheet be posted on the HOA website. Mark also asked questions about the amount the board decided to write off in 2014.

A discussion about the current budget and large expenditures especially a possible repair or replacement fence along Grey Hackle and a possible trash service for the HOA. All members present including 21 proxy votes unanimously voted to accept the current 2015 budget Ralph presented.

Nomination of HOA Board Officers took place. Three seats of the five seats were available and 3 candidates were running: Ralph Chiarella, Len Verhoven and Dennis McNulty. Ralph and Len were present at the meeting no other owners expressed interest in running for the board. The election ensued and the votes were counted by Martin Nicoulin. All three candidates were elected to additional two year terms

Len presented the costs involved to repair and replace the fence along Grey Hackle. Two quotes were received from two different contractors. There are several options including repairing the existing fence, rebuilding a fence exactly like the existing fence in cedar with two rails, rebuilding the existing fence in pressure treated wood, cementing the fence posts, buying the wood locally or having the wood delivered from Denver. The fence is 1250 feet long.

A discussion about the section our neighbor, Mary cut resulted. Gary suggestions including bringing in large rocks to be placed strategically to prevent future damage.

Some people felt the board should not spend money on the fence at all. Some would rather fix the existing fence. Gary suggested he would still like to pursue the removal of the cars on our neighbors property across the Grey Hackle fence. Some people felt the board should not do anything to that fence until there is a resolution to the Mary and those cars.

Mark Grams volunteered to continue to pursue resolving issues with Mary. He explained there are new people in the county and city of Grand Lake who could be help the HOA resolve these issues. Gary volunteered to work with Mark on a resolution. The consensus among the member present was for the board to hold off on any repair or replacement of the fence along Grey Hackle until Mark and Gary can work on some sort of resolution.

Marty presented his finding on research to explore the possibility of a common trash enclosure for the HOA. Marty passed out pictures and information about other HOA enclosures and his quote of \$7200 to build the enclosure. Bert asked questions about the logistics. At the time of the annual meeting the board was considering Block 5 lot 4 as a possible location for a trash enclosure. This lot is currently owned by Ralph who has agreed to sell the lot to the HOA for his cost basis which is estimated to be around \$3000. The lot is steep and would need to be partially filled. Gary questioned county set backs, Chet suggested the board consider a large pad that would accommodate a large dumpster. Another suggestion was to create a large parking area on the same lot for snowmobile or boat trailers. Robert suggested the board send all members an email about the specifics before the board officially votes on moving forward with the proposed dumpster project. A question was raised if the current CC&R's allows the board to vote on that type and expensive expenditure without the approval of the owners. Ralph volunteered to ask the HOA attorney if the board was able to make that decision or if approval from owners would be needed.

Bert proposed no road maintenance should be scheduled two weeks before or two weeks after a major holiday such as 4<sup>th</sup> of July or Labor day. He pointed out in 2014 road maintenance was done very close to the 4<sup>th</sup> of July and it created a lot of dust and dirt in the community during an extremely busy time of summer.

The current HOA entrance sign now has solar lights so it is visible from county road 4 but with the black cutout it is very hard to see. Len presented the options the board was considering to fix the problem. The option the board was considering was a white background insert at a cost of around \$720. All options were shown on an overhead screen and presented to the members present.

A discussion about snow plowing occurred, owners asked the board to try to keep the snow plowing to a minimum. Len explained the contract is for the roads to be plowed whenever Grand Lake gets 4" or more.

Bert explained the retention pond next to his house may need more rocks, when they were cleaned the rocks placed back in the pond are not enough. The board agreed to look into this in the spring.

Donna Ready arrived at the very end of the meeting and Ralph invited her to give the members present at the meeting her observations on the Grand Lake housing market. Donna said she believes the market is improving, things are selling but prices have not

gone up. She pointed out there are more building permits being issued and more sales in all areas of real estate but prices have not increased much yet.

Len explained the Architectural Review Committee would be appointed by the board in January. After reviewing the HOA documents the board has the right to appoint those positions and would like one member of the board to also be a member of the ARC so there is better communication between the board and ARC. Gary Pittman expressed interest in being a part of the ARC.

The meeting adjourned at noon.