



Annual HOA meeting for 2017

January 21, 2017, 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), Amy and Jim White, Joanne Varlese, John Whynot, Brian Gleich, Gary Pittman, Bert Hill, Matt Gantner, Kimberly Mildell-Gantner, Mark Grams, Anna Kutepkine, Cheryl and Gregg Marken, Paul and Renee Valentine and Donna Ready.

Board opened the meeting and a quorum was established.

2016 President's report was read by Len Verhoven. Len then went over the board's plans for 2017. Len then went through all the documents that were mailed to each homeowner and are posted on the HOA website.

The board then introduced themselves and everyone in attendance also introduced themselves.

The Grand Lake fire department had two fire fighters that came in to show and present the house signage the Grand county firefighters prefer to identify a house in an emergency. They explained the house numbering system in Grand county is haphazard in street names and house numbers so the Grand county firefighters have started a program to encourage homeowners to use a reflective metal sign to help first responders identify houses easily in an emergency.

Bert asked a question in reference to Len's president report about the road work to the HOA roads in summer 2016. He stated it appeared last summer road base was applied but the roads were never properly graded and that caused a lot of wash boarding and pot holes on the HOA roads. Len agreed to follow up when the board begins to work on road maintenance for the summer of 2017.

Bert also explained his frustration with the cars across the fence on Grey Hackle and the trash and old fencing that has been piled next to the cars. The board explained it has been an ongoing process trying to get a resolution to that problem and they have continued to work to get that cleaned up. In the past few months the owner of that property, Mary, died so the board is hoping to work with the current owner to try to get a resolution.



Ralph presented the treasurers report. The HOA continues to be strong financially, Ralph reviewed the highlights that were mailed to each homeowner prior to the annual meeting, the treasurers report is also posted on the HOA website. Ralph then presented the 2017 budget which is posted on the HOA website.

Gary asked about the current plowing situation. Len explained ATH quit plowing in October so the board identified a new plowing company, Native Sons. Native Sons were not doing an adequate job so Len called ATH and ATH agreed to continue to plow this year for the HOA so Len re-hired ATH to plow the HOA roads.

Bert asked if in the 2017 budget there was money set aside to remove the junk cars across the fence on Grey Hackle. Ralph explained the money to do that is in the budget in the Misc. Expenses line in the 2017 budget.

Ralph explained in the 2017 budget does not reflect any income from phase 2 and the board does not anticipate any expenses in 2017 for phase 2. Ralph is no longer the owner of the lots in Phase 2. Baby Moose is the current owner and developer of phase 2. The board does anticipate income from phase 2 in 2018 and does anticipate the HOA will have expenses for phase 2 in 2018. The current agreement is the HOA will only spend the amount of income they receive on phase 2. So if the HOA only receives annual dues of \$900 for phase 2 in 2018 that is all the HOA is obligated to spend on Phase 2 in 2018.

Mark Grams asked why Phase 2, which has transferred ownership several times still does not pay HOA dues. Ralph explained the board had consultation from the HOA attorney and decided if there are no expenses incurred by the HOA, the board wanted to encourage development of phase 2 for the good of the entire community and it was in the HOA's best interest to allow the new owner, Baby Moose, to own the lots as a developer and not pay HOA dues. When each lot sells to the end user the HOA will collect annual dues.

Len explained this year there were 3 positions available on the HOA board and all 3 current members were interested in continuing to serve on the HOA board. Len asked if anyone in attendance was also interested in serving on the HOA board. Gary Pittman expressed interest and Brian Gleich expressed interest. Amy White and Gregg Marken expressed interest in serving on the Design Review Committee. Brian Gleich withdrew from running for the board. There were 4 people on the ballot. Gary explained his background and other boards he has served on. Ralph explained he has been on the board since its inception and his role on the board. Len explained his role and history on the board and his vision for things he would like to see in the future for the HOA.



The votes were cast and tallied by Mike Monley as acting secretary. The 2017 budget passed, all votes cast were for the budget. The board member votes were: Ralph received 25 votes, Len received 24 votes, Dennis received 14 votes and Gary received 11 votes. Ralph, Len and Dennis were elected to serve a 2 year term on the HOA board.

In regards to the junk cars along Grey Hackle Brian suggested the HOA attempt to purchase 100' of property east of Grey Hackle. He has experience in doing a similar thing and suggested since Mary passed away it may be a possibility. The board agreed to allow him to look into the possibility and report back to the board.

Donna Ready presented the status of the local real estate market. She said there is currently not as many listings as there have been in the past so that low inventory should lead to an increase in prices. There is a lot going on in commercial real estate in Grand Lake. The Bears Den is under contract. The 4 lots on the hill next to the Bears Den sold. The old house and lot across from the Dairy King has plans to open a tap house in that location this summer. The art gallery on the boardwalk has been leased. The bowling alley sold and the next owner plans to tear it down and rebuild in that location with retail shops in front with residential behind the retail units and additional residential units upstairs. The town passed a landscaping plan and increased the sales tax a little to pay for landscaping from the entrance near the Conoco all the way to the boardwalk to tie the town together and encourage people to drive all the way into town. This plan is for the next 3 to 4 years.

Len called for any additional business. Bert then brought up the speed of traffic driving on Coachman and Grey Hackle and if the board could look into solutions to slow traffic down so kids playing in the roads do not get hurt. Brian proposed a 4-way stop signs at the corner of Coachman and Rainbow and Grey Hackle and Rainbow. Jim White suggested a children at play sign instead of a stop sign. The board said they would look into it.

Jim brought up in the design review documents the HOA houses should have exterior lights that are down facing to reduce light pollution. Almost every current house does not comply and would need to change their exterior lights to down facing. Gary brought up a concern that down facing lights do not light up exterior stairs well enough and with snow and ice build up on stairs could cause a problem. The board agreed to look into it.

Gregg asked if the board sends a welcome letter to new homeowners. He suggested the HOA create and send a welcoming letter to new homeowners as the first communication. Gregg purchased a lot with a pre-existing foundation on it and the first communication from the HOA he received was a threatening letter stating the board had been working with the previous owner to clean up that lot and remove that foundation and the board



wanted him to immediately remove the foundation or submit plans to build. He suggested the initial communication from the HOA be positive. The board thanked him and agreed communication should be positive.

The meeting ended at 12:15pm