

RMEOA Board Meeting                      September 25, 2021      9:00 AM – 12:00 PM

Location: Grand Lake Firehouse

Attendees:      Len Verhoven, Wayne Forester, Martin Nicoulin

By Phone: Angel Wolf, Rick Marsicek

Agenda Items Discussed:

1. August 2021 YTD Financials & Budget were reviewed. Most line items are under budget for 2021 except for Road Maintenance due to the rock wall construction & erosion efforts at the end of Grey Hackle Road. This wall construction is almost complete except for the installation of seed & erosion cover material. There are minimal past due accounts compared to previous years. The RMEOA continues to be in a strong financial position.
2. The meeting notes from the Property Owners Meeting on July 31, 2021 were reviewed. The main item of concern was for the potential need for a central water system. The HOA will investigate the feasibility and costs to install such a system. Initial cost estimates are very high and would be very challenging to finance and afford.
3. The Board and the RMEOA Attorneys are in the process of updating the current Covenants Conditions & Restrictions (CCR) document which was originally adopted on April 15, 2005. Proposed changes to the CCR document will be sent out to all Property Owners for their input in October 2021. The Board looks to have this process completed and the updated CCRs approved at the Annual Meeting in January 2022.
4. Phase 2 construction was reviewed. The main items of concern are the road conditions, construction debris and the need to vary the design of the homes. The notes from the Board's meeting on 08/15/2021 with the developer/contractor of Phase 2 are posted on the website.
5. The status of the sale of Phase 3 was discussed. There have been several options inquired about from potential buyers – (i.e. separating the Phase 3 property from the RMEOA and combining the smaller lots into larger parcels). To date, these discussions are ongoing and there has been no sale of the property.
6. The status of improper excavation on Block 7 Lot 6 by the Owner of the Block 7 Lot 7 was discussed. The owners of each respective Lot will work together to remedy the situation to their mutual satisfaction.
7. The Board will continue to enforce the Design Guidelines and CCRs of the development. A review was done of the enforcement letters sent out in May 2021 for compliance. The Board members will perform another walk through on October 8 to review past issues and identify any new properties of concern.

8. The Board is preparing a list of items for Property Owners who rent their homes, to provide to their renters so they comply with the CCRs of the Association while on the premises. There have been numerous complaints regarding parking, campfires, noise and other issues which need to be addressed for these rental properties.
9. The next Board Meeting is scheduled for Saturday, December 11, 2021. Location TBD and will be posted on the website when finalized.

END

Minutes prepared by Martin Nicoulin