

ETLOA Annual Membership Meeting

July 9, 2016

Minutes

The meeting was held at the intersection of Rainbow Drive and County Road 10, and was called to order at 10:06 AM on July 9, 2016.

In attendance, representing a total of 14 properties, were:

Jeff Ashby (1 lot, Director)	Steve Lindsey (1 lot)
Bruce Hix (1 lot, Director)	Art and Dorothy Volk (1 lot)
Al and Laila Dawson (1 lot)	Ed Belintski (4 lots)
David and Joelle Louch (1 lot)	Christi Wisleder (1 lot)
Dennis Couture (1 lot)	Corine Weiss (1 lot)
Katherine and Eduardo San (1 lot)	Dennis O'Neill

Votes represented by Proxies (total of 24) provided at the meeting were:

Bob and Madeleine Zachary (4)	Andrew and Jenny Moore (1)
Liz and James Dougherty (2)	Gretchen Geest (1)
Anita Mason (1)	David Jurich (1)
Stephen and Sheila Wassinger (1)	Ken and Susan Winston (1)
Bob Mathes (1)	Kerry and Mildred McMahon (1)
Mark and Annette Graff (1)	Jeff Nahan and Annette DePetrus (1)
Steven and Julie Hobbs (1)	Richard and Alana Plummer (1)
James Younger (1)	Alan Lavenue (1)
Ronald Lee and Tina Robin Otero (1)	Bruce and Cathy Kemerer (1)
Steven and Diane Lindsey (1)	William Bell (1)

Jeff Ashby opened the meeting, stating that the objectives for the meeting were to: 1) share information about development and changes in the community; 2) discuss and vote on approval of proposed changes to the association covenants; 3) present an association financial report and proposed budget for 2017; 4) collect feedback on Architectural Guidelines, Rules, and Policies posted on the association website; 5) elect new Directors.

Laila Dawson presented an accounting of the attendees and proxies:

- There are 131 properties (votes) on current address list
- There are 85 individual owners and 1 lot owned by ETLOA
- A 20% quorum is represented by 27 votes
- 14 votes were present at the meeting and 24 proxies were represented
- With 38 total votes, a 67% majority required 26 votes to approve a measure

Jeff Ashby provided the annual community report:

- ETLH&POA (now ETLOA) was established in 1998 by the developer, Dennis O'Neill
- Since then, several major events have prompted changes in our HOA:
 - Most of the lots have sold, houses are being built
 - The developer (Dennis) has relinquished control of the HOA
 - Colorado State law for HOAs was adopted in 2011
- Today, ETLOA has the following status:
 - Registered with Colorado State, in good standing
 - Bylaws were updated and approved in 2015 and are compliant with Colorado law
 - Updated covenants have been prepared to be voted on today
 - Meeting notices have been completed for the past 2 years with minutes from all meetings posted on website
 - Architectural Guidelines and Policies required by Colorado law are posted on website
 - Currently governed by 3 directors, 2 of whom are full time residents (our Bylaws say we can have up to 5)
 - ETLOA owns 1 lot and the equestrian trail at the end of Otelia Lane
 - Lake County has adopted Ross Drive for maintenance but we don't know when they will begin working on it.
- Lot sales and construction events in the past year in ETLOA:
 - 5 lot sales recorded, 4 in Ross subdivision, 1 in EE Hill. Sales prices averaged 15-25% over previous purchase price in past few years
 - ETLOA Architectural Advisory Group reviewed 4 construction plans (3 homes, 1 garage). and provided comments on each. All were approved without changes.
 - 2 other owners contacted us about future construction plans

Bruce Hix discussed the county grant for wildfire mitigation assessment and possibly future mitigation work. At this time, we know that assessments can be received for free. Matching grant money for owner-provided funds and mitigation work effort (cutting of trees and removal of deadfall) may be available in the future.

Christi Wisleder provided an update on the website and owner communications. Colorado Law allows the use of electronic means for primary owner communications. In the past year, the website has been used to share 30 versions of various documents and 9 announcements. There are currently 37 people on the mailing list, up from about 12 last year (mainly board/committee members).

Bruce Hix provided a report on association finances:

- Bank account balance \$2518.61. This includes \$2040 collected in 2016 dues for 51 lots.
- Expenses since last year's member meeting were \$510.45. These include post office box, website hosting, annual letter mailing costs, and state registration fees. Insurance was not purchased.
- Next year's budget predicts expenses at \$2525. A detailed financial report and budget are available on the ETLOA website.
- We are keeping track of who has paid dues. If an owner accumulates a large amount owed to the association, we could file a property lien in the future.
- We currently have no plans to collect reserve funds – we expect to collect just enough dues to cover planned expenses – as more owners contribute, we will lower the dues amount
- Our largest expense is insurance, required by Colorado Law

Jeff Ashby presented the following information on ETLOA founding documents: Colorado Law requires an association to maintain 3 primary documents:

1. Bylaws which describe governance of the organization
2. Covenants that describe our expected common living standards
3. Rules and Policies for 9 categories

These documents can all be found on our website. Additionally, we have posted Architectural Guidelines that augment our covenants and describe our expectations for the visual appearance of building construction. They also provide a quick reference for review of construction plans.

Jeff Ashby summarized the association Bylaws that were amended and recorded last year. The major provisions and changes were:

- Ended developer control and passed governance to Board of Directors
- Allows for up to 5 directors, each to serve a 3 year term (was 3 Directors for 2 year terms)
- Members may attend board meetings
- Establishes a single class of owners (was 2 classes, property and home)
- Allows proxy voting at meetings (was no proxy)
- Clarifies quorum as 20%
- Changed majority for approval to 67% per Colorado law
- Added requirement to give meeting notice and post meeting minutes per Colorado law

Christi Wisleder and Laila Dawson discussed the proposed new covenants.

- Old covenants are out of date and not compliant with Colorado law
- Several feedback cycles were completed on a proposed new version and comments were incorporated
- The proposed version has several major changes:
 - Backed off from legal enforcement, but retained some provisions for egregious violations
 - Replaces legal enforcement with alternate dispute resolution
 - Defers to Lake County Regulations where those are available
 - Changed the Architectural Control Committee to the Architectural Advisory Group
 - Removed information that is required by Colorado Law to be in the Rules and Policies
 - Deleted camping restrictions, but still specifies that year round trailer storage and or occupation is not allowed on unimproved lots (same as county regulations)
 - Added information on weed control, wildfire mitigation, and fencing

A vote was conducted to approve the new covenants and independently counted by Laila Dawson. Laila reported that all 38 votes were cast in favor of approving the new covenants. The newly approved covenants will be recorded with Lake County and are already posted on the website.

Jeff Ashby requested feedback on the Architectural Guidelines, Rules and Policies posted on the website. There was some discussion for clarification, but no objections to the documents.

Bruce Hix presided over election of new Directors. He noted that there are currently 3 Directors, two of whom (Bruce Hix, Jeff Ashby) are ending the second year of their 3-year term, and one (David Jurich) who has just finished his first year. As our Bylaws allow up to 5 Directors, Bruce asked for nominations for the remaining two positions and received two: David Louch and Ed Belintski. Both nominations were unanimously approved by a vote of hands.

There were no additional items of discussion from the assembled members.

The meeting was adjourned at 10:52 AM.