May HOA Zoom Meeting

**Attending Residents:**

HOA President Kate Guttormsen

Board Members: Sue Cagle, Kimberly Will, and Mindi Nelson

4 Residents

**Notes:**

* All HOA dues and water fines paid.
* $32,000 in checking account. Transfer water fines to a CD. We may need to consider upcoming uses.

**Dues and Fines:**

Kate has spent a lot of time trying to collect HOA and water fines. This can be trying, so we may need to consider other options. We could use an HOA Dues person to follow up on this. This requires a lot of extra time. Is anyone willing to serve the HOA in this capacity?

**Projects Submissions:**

* 2 Solar requests were approved. ACC would like to hear the results in 6 months to see if it is making a difference.
* 1 Shed on Tinner approved.
* 1 RV garage on Dolan.
* 1 fence on Lavelett approved.
* New Construction home on Tinner approved and trees are starting to be taken down.

If you know you will have a project contact the ACC right away. ACC can guide you through the process. We want to avoid extra costs to the residents.

**Home sales in the neighborhood:**

Many homes have sold in the neighborhood. 2 homes up for sale on Colonial and Dolan. Other homes are under contract. This is a good time to sell since homes are going quickly.

**HOA home-owner complaints:**

1. Trash- clean up your owns trash. Wait to put out trash until morning. If you are putting it out the night before consider a trash can that animals can not open.
2. Dog walkers are leaving poop bags next to mailboxes. Please clean up after your pets.
3. Complaints on the Higby sign. That sign was approved by the HOA Board.

**Common Lot:**

We are looking for volunteers to begin the common lot project. If you are interested please contact the HOA.

**Covenant Rewrite:**

Our covenants are 20 years old. They need an overhaul and update. Previous boards have attempted, and we have a starting point that has been reviewed by lawyers. We are looking for participants and voices for the writeup. Please let us know if you are interested. We also welcome your ideas for changes to the covenants. Technically it requires a 60% approval to pass. If we don’t get the vote we need we can accomplish this other ways since the covenant is outdated.

A resident that has been in the community from the beginning has requested a grandfather period. This way if a resident does not agree it gives them time to move.

**Chipping Day:**

May 18-20th

Sign up with Alan Feldkamp: alanfeldkamp@gmail.com

See attached flyer.

Another chipping day to come in the fall.

**Forest Fire Safety Demo Day:**

Is scheduled for early June…more to follow

**Tree removal for disease:**

Most residents have complied. A few more need to take care of their trees.

Ryan Garrett Tree Service (719-696-0787) is working on Lavalette now. He is happy to help.

**New Resident Welcome Volunteers:**

With all the homes selling many new residents will be moving in. We need help to welcome new residents. This would require you to help with welcoming them, bring flowers or cookies, and share water/board member information. If you are willing to help that would be appreciated. Please email the HOA Board if you are able.

**Resident Comments:**

* Resident Mr. Vierzba: has copies of previous covenant and bylaw that he will share with Kate.