# **Grand West Estates Owners Association Annual Meeting**

**October 23, 2021 at 10:00 AM MDT via ZOOM**

# **Minutes**

**10:07-10:39 AM:**

**Presentation by Andy Lerch (Arkansas River Watershed Collaborative) on the Wildfire Mitigation Grant benefitting GWE**

1. **Call to order – 10:40**
2. **Roll Call of Owners and Proxies/Quorum -**Quorum present – 10:44
3. **Approval of Minutes of 2020 Annual Meeting -**No corrections proposed, motion and approved 10:45
4. **Reports**
5. Treasurer’s Report- discussed 10:46- 10:48
   1. 2021 expenditures update with end of year budget projection
   2. 2022 Directors’ Budget preview
6. AIC Report – discussed 10:48- 10:53
7. Water Report – discussed 10D:53-11:00
   1. GWEHOA owns 1 share of Water Twin Lakes Water
   2. Grand West Properties owns 2 shares
   3. Consider making sure your listed correctly on your well permit
   4. Water is a critical component of the GWEHOA
   5. Can we have rainwater collection devices per AIC and Colorado law?
8. **Old Busines** 11:00 –11:38
   1. Potential changes to CCRs (Short Term Rentals & Section 230-Vehicle Parking)
      * Results of the SurveyMonkey survey –
      * not enough responses to change covenant
      * no clear consensus found in the responses for many issues
      * One possible consensus is no signs > 90% respondents
      * No additional bldgs. for rental > 90 % respondents
      * See responses
      * Discussion of short term rental issues and legal issue with state and county
      * Is STR legally not considered a commercial enterprise
        1. As there are existing covenants that prohibit commercial enterprise
      * Should we prohibit future STR
      * Should we distribute contact list to help mitigate problems in real time.
      * Are covenants about this issue enforceable?
      * Future ‘good neighbor’ communication
      * Water usage with rentals concern
      * Work the issue, money set aside for legal advice
      * Committee on STR
   2. Maintenance of GWEOA Assets
      * Signs, valley,
9. **New Business** 11:39 – 11:42  
   1) Regulation of Signs – Board interpretation policy
   * + Any permanent sign requires AIC approval
10. **Consideration of the Directors’ Proposed 2022 budget**
    1. Biggest potential change would be legal fee set aside which would increase assessment for this
    2. Proposal made to utilize our HOA members who are lawyers prior to setting aside money
       * Continue to set money aside
       * Budget approved 11:46
11. **Election of Director –** Peter Day elected to another term. (11:48)
12. Charlie Cook moving away from GW. Will need a new AIC members. Thank you to Charlie Cook.
    1. Dustin Volunteers to work on AIC
13. **Adjourn -**11:55