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

**October 21, 2023, at 10:00 AM MDT via ZOOM**

# **Agenda**

**10:00 AM:**

1. **Roll Call of Owners and Proxies/Quorum**
   1. Quorum established with 16 of 32 lots present or by proxy
2. **Call to order**
3. **Approval of Minutes of 2022 Annual Meeting**
   1. Approved by voice vote with corrections
4. **Reports**
5. Treasurer’s Report @ 1017
   1. 2023 expenditures update with end of year budget projection
   2. 2024 Directors’ Budget for Ratification
   3. Report and Directors’ Budget Approved (see attached approved 2024 budget with 2023 expenditures to YE)
6. AIC Report @ 1020
   1. See attached AIC report for 2023
7. Water Report @ 1029
   1. Need to take picture of your water meter and send to HOA email or Pete’s phone
   2. See attached water shares allocation report (2023 and 2024 projection)
8. Discussion: Wildfire Preparedness and Prevention @ 1041
   1. Reviewed recent survey
   2. Discussion of alternative fire route exits in case of fire
      1. Possible development of egress map discussed
      2. Consider signing up for Everbridge system (Lake County Emergency Notification)
9. **Old Business** @ 1101
10. Insurance-Grand West Village Resort (GWVOA)
    1. Eagle Sky Valley and GWVOA Access agreement to Tract A requires insurance
    2. GWVOA reports that they cannot aquire insurance
    3. GWEOA reported to be covered for trespassers (current state)
       1. Do we need to increase our coverage?
       2. Should we no have agreement?
       3. Other
11. Discussion - Lake County Activities
    1. County Road 99 Study
    2. Gateway Village
    3. STR Moratorium
12. **Election of a Director** 
    1. Carter Davis re-elected to BOD
13. **Adjourned 1145**

***Note: Some attachments were provided following the meeting for completeness***

**DIRECTORS’ MEETING** – Report Date 10/21/2023

Immediately following adjournment of the Annual Meeting the Directors held a meeting to elect its

Officers:

Peter Day (term ends 2024) – elected President

Rob Stovall (term ends 2025) – elected Secretary

Carter Davis (term ends 2026) – elected Treasurer

The Architectural Integrity Committee (AIC) remains the same:

David Erb (Chair), Jay Cheney, Dustin Kraft, AT Donnon

**ARCHITECTURAL INTEGRITY COMMITTEE (AIC)** -Report Date 10/21/2023

For the annual meeting, please accept this summary of activity for the GWE Architectural Integrity Committee during calendar year 2023 to date.

* Jan. 22nd – AIC formation for 2023 – David Erb, chair; Albert (A.T.) Donnon; Dustin Kraft; and, Jay Cheney.
* Feb. 28th thru March 21st – Austin and Natalie Ruggeri – prospective owners of Lot 14 on Paintbrush Place – they floated the idea of building a pole barn prior to initiating any activity on a house – ultimately that idea was shot down by the Lake County Building Department, as residential zoning does not allow permiting of a garage or storage building only (no home) on a residential lot
* July 10 thru July 16th – Peter Day and Lynn Tennyson – 27 Daisy Drive – restricted emergency access roadway from the existing home to County Road 99 – approved.
* April 2nd thru August 3rd – Bob Littig and Wendy Sallustio – 121 Paintbrush Place – detached garage – AIC reviewed several conceptual plans and provided initial feedback.

David Erb, Chair, AIC  
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# **COMBINED WATER SHARES ALLOCATION REPORT SUBMITTED TO STATE ENGINEER**

# (Report Date 11/2023)

(Exhibit “A”)

Grand West Properties (aka Eagle Sky Foundation) and Grand West Estates Owners Association

P.O. Box 957

Leadville, Colorado 80461

Augmentation Plan Accounting Form for Case No. 90CW18 and 92CW67

Water Accounting for the year: 2023

CONSUMPTIVE DEMAND:

Current Year Projected

Computed CU Year

Single Family Residence: (14) 0.7476 (15) 0.8010

(Units x 0.0534 = AFCU)

Vacation Residences: (9) 0.1647 (9) 0.1647

(Units s 0.0183 = AFCU)

Recreational Vehicle Spaces: \_\_\_\_-0-\_\_\_\_\_ \_\_\_\_-0-\_\_\_\_

(Units x 0.0037 = AFCU)

Bathhouse/Laundry Facilities: \_(1) 0.0672\_ \_(1) 0.0672

(Units x 0.0672 = AFCU)

Overnight Accommodations: (13) 0.4082\_ (13) 0.4082

(Units x 0.0314 = AFCU)

Lawn Irrigation \_\_\_\_-0-\_\_\_\_ \_\_\_\_-0-\_\_\_\_

(Acres x 1.49 AFCU)

Total Annual Consumptive Use: ­­\_\_\_1.3877 \_\_ \_\_\_1.4411\_\_

Augmentation Water:

Total Number of Twin Lakes Shares:

3 shares @ 1 AF/YR replacement \_\_\_\_\_3\_\_\_\_\_\_ \_\_\_\_\_3\_\_\_\_\_\_

credit (90CW18)

\_\_\_Shares @ \_\_\_\_\_ AF/Yr replacement \_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_

(credit (92CW67)

Total Replacement Credit

available: \_\_\_\_\_3\_\_\_\_\_\_ \_\_\_\_\_3\_\_\_\_\_\_

Note: Neither the projected nor computed consumptive use (AFCU) shall exceed amount of augmentation water available (Twin Lakes Shares Dedicated to Division Engineer)

This Form Should be Mailed to: Division Engineer, Colorado Division of Water Resources

Division 2 Office, 310 East Abriendo Street, Suite B,

Pueblo, Colorado 81004

**2024 DIRECTORS’ BUDGET and YE2023 EXPENDITURES -** Report Date 12/31/2023

A screenshot of a spreadsheet

Description automatically generated