# Grand West Estates Owners Association Annual Meeting

October 19, 2024, at 10:00 AM MDT (also via Zoom)

# Minutes

10:00 AM:

1. Roll Call of Owners and Proxies/Quorum
   1. 10:10 – 15 representatives present
2. Call to order @ 10:12
3. Approval of Minutes of 2023 Annual Meeting @ 10:14
4. Reports
5. Treasurer’s Report
   1. 2024 expenditures update with end of year budget projection
      1. Increase to insurance premium
         1. Legally required insurance
         2. Farmers Insurance selected
      2. Rational for increased assessment to $120/lot discussed
   2. Aside discussion about septic rules
   3. 2025 Directors’ Budget for Ratification @ 10:30
6. AIC Report @ 10:33
7. Water Report
   1. Discussion of water rules
8. Old Business
9. Insurance-Grand West Village Owner’s Association
   1. They will provide liability insurance for its Owners’ use of Grand West Tract A property
10. New Business discussion @ 10:53
    1. County Road 99 Truck Route Feasibility
    2. Survey Results
    3. Discussion
    4. Proper Advocacy Vehicle (HOA or other) @ 11:09
    5. Actions & Outcomes (Next steps) @ 12:02
       1. HOA not ideal vehicle
       2. List of community meetings for all to be aware
       3. Pete to communicate east ideas to consultants
       4. Outside of HOA interest discussed
11. New Colorado HOA Requirements @ 12:09
    1. Federal Corporate Transparency Act
    2. New GWEOA Policies (9 essential policies)
12. Election of a Director
    1. Peter Day Elected @ 12:19
13. Adjourn @ 12:15