

DRAFT MINUTES
Grand West Estates Owners' Association
Annual Owners' Meeting
October 12, 2019

The 2019 Annual Meeting of the Grand West Estates Owners Association was held on October 12, 2019 at the Cornerstone Church in Leadville Colorado.

1. Roll Call of Owners and Proxies/Quorum

Nine Owners of lots were present in person, another eight Owners submitted proxies. The quorum requirement was met.

2. Call to order

The meeting was called to order by Peter Day, President.

3. Presentation by Sterling Mudge (Cloud City Wheelers community bike club)

Sterling Mudge, Executive Director of the Cloud City Wheelers, presented the bike club's proposal to construct a single-track bike path across a portion of GWEOA-owned Tract A. He addressed questions relating to liability and insurance, trespass, seasonality, need and purpose.

4. Approval of Minutes of 2018 Annual Meeting

The minutes of the 2018 Annual Meeting were approved as submitted.

5. Reports

1) Treasurer's Report

The 2019 expenditures update with end of year budget projection was reviewed and the 2020 Directors' budget was previewed (see Item 8 below)

2) AIC Report

The Architectural Integrity Committee Report submitted by Charley Cook (AIC Chair) was accepted (see attached)

3) Water Report

The 2018-2019 Water Report WAS submitted to the State of Colorado Division Engineer. This report compares current and projected acre-ft use based on type of occupancy with the 1.0 acre-foot water share owned by GWEOA (see attached). Submittal of individual water meter readings remain the responsibility of individual well owners. Each well is required to have a permit and totalizing water meter. Information on well permits is available at: <https://dwr.state.co.us/Tools/WellPermits>.

6. Old Business

1) Website Update

The web site has been updated to remove the requirement to have a login and password/ Please see: <https://gweoa.org>. Meeting announcements, agendas and minutes, governing documents, plat maps, financials, archives and other relevant information are organized by topic.

2) River Valley Update

Maintenance including mowing of trails was deferred until early Summer 2020. Jeff Rodgers volunteered to organize the 2020 work party

7. New Business

1) Discussion of potential changes to CCRs (Section 230-Vehicle Parking)

Following discussion of options ranging from no change to no restrictions the members present or by proxy voted 13 yes and 4 no to direct the BOD to present a change to modify the current covenant (Section 230. Vehicle Parking) to allow two rather than one of the enumerated vehicles to be parked on a Lot without being screened. The BOD will prepare a ballot and submit it to Lot Owners for their consent. To become effective the proposed change must be ratified by 23 of the 32 Lot Owners. A signed and notarized consent must be returned to document an Owner's consent. If that is accomplished, the BOD will record the change with the Lake County Clerk and Recorder and notify all Owners of the change.

2) Discussion and vote on an easement allowing construction by the Cloud City Wheelers of a bike trail across portions of GWEOA's Tract A south of the East Fork Arkansas River.

Concerns were voiced regarding liability of the GWEOA for persons using a bike trail, trespass, potential increases of users over time and the need for a trail considering other routes between Leadville Junction and Town. Following the discussion members present or by proxy voted 14 yes and 3 no to direct the BOD not to further consider and easement across the GWEOA property.

4) General Discussion

There was concern expressed about dogs at large creating a nuisance and intimidating neighbors. Our covenants (Sections 229. Animals and 226. No Offensive Activity) limit the number of domestic pets (3) that can be permitted to be kept on a Lot in GWEOA and describes that dogs at large or that excessively bark could be considered to be offensive or annoying to neighbors. As enforcement by the Lake County Sheriff is likely to yield faster and more effective results, affected Owners are encouraged to contact law enforcement.

8. Consideration of the Directors' Proposed 2020 budget

The Directors' approved budget was adopted. The principal difference from previous years is the inclusion of a \$2000 contingency line item for unplanned expenses (e.g., insurance deductibles, attorney fees, taxes). As a result, the 2020 Annual Assessment will be \$48 dollars per lot and a Tract B fee of \$6 per bedroom assessed to Grand West Properties. The adopted budget is attached.

9. Election of Director

Rob Stovall volunteered and was unanimously elected to be of Director of the GWEOA for a term of three years.

10. Adjourn (Note: A meeting of the Directors will occur immediately following the Annual Meeting)

The meeting was adjourned at 12:30 PM

Grand West Estates Owner's Association

Architectural Integrity Committee

Charles Cook – Chairperson

David Erb – Member

Pete Day – Member

October 12, 2019

To: The GWEOA Board of Directors

RE: Report On Activity

On February 7, 2019, Lot B4 was approved for their request to change their roof color and shingle style from a standard green shingle to a high definition brown color shingle.

September 12, 2019, Lot 11 was approved for their request to change their garage door style and color as well as the garage roof replacement color and painting of garage to match the existing house color and roof style.

Sincerely,

Charles Cook
Chairperson - AIC

GRAND WEST ESTATES OWNERS' ASSOCIATION
P.O. Box 1342
Leadville, CO. 80461

Annual Augmentation Plan Accounting Form for Case No. 90CW18 and 92CW67
Water Accounting for Year 2018 By: Peter Day, President

CONSUMPTIVE DEMAND

	<u>Year 2018</u> <u>Computed CU</u>	<u>Year 2019</u> <u>Projected CU</u>
Single Family Residences (Units x .0534=AFCU)	13 x .0534 = .6942	13 x .0534 = .6942
Vacation Residences (Units x .0183=AFCU)	10 x .0183 = .1830	10 x .0183 = .1830
TOTALS FOR YEAR (ACFU)	.8772	.8772

AUGMENTATION WATER

Total Number of Twin Lakes Shares 1.0
Twin Lakes Reservoir and Canal Company Stock Certificate Number: 8295
(1 Share = 1 AFCU)

NOTE: NEITHER THE PROJECTED NOR THE COMPUTED
CONSUMPTIVE USE (ACFU) SHALL EXCEED AMOUNT OF
AUGMENTATION WATER AVAILABLE (TWIN LAKES SHARES)

Division Engineer
PO Box 5728
Pueblo, CO 81003

Adopted GWEOA 2020 Budget (10/12/2019)

Category	2019 RESULTS (to date 10/11/2019)			2020 ADOPTED BUDGET	
	2019 Approved Budget	2019 Income & Expenditures	Projected to YE 2019	2020 Proposed Budget	Increase / (Decrease)
Checking Account (Year end 2018)	\$ 3,439.93	\$ 3,439.93	\$ 3,439.93	\$ 2,490.51	
Interest (CO Community Banks)	\$ 2.00	\$ 1.08	\$ 1.40	\$ 2.00	
Owners' Assessment (2019) 32 lots @ \$18/lot; (2020) 32 lots@\$48/lot	\$ 576.00	\$ 558.00	\$ 576.00	\$ 1,536.00	
*Tract B Fee (2019) 20 Bdrms@ \$3/Bdrm;(2020) 20 Bdrms@ \$8/Bdrm	\$ 60.00	\$ 60.00	\$ 120.00	\$ 160.00	
Total Income	\$ 638.00	\$ 619.08	\$ 697.40	\$ 1,698.00	
Balance Available	\$ 4,077.93	\$ 4,059.01	\$ 4,137.33	\$ 4,188.51	
Office Expenses					
- Insurance	\$ 360.00	\$ 356.00	\$ 360.00	\$ 360.00	\$ -
- Legal (recording fees, CCIOA)	\$ 100.00	\$ -	\$ 71.67	\$ 100.00	\$ -
- Post Office (Box, Stamps, Mailings)	\$ 175.00	\$ 92.00	\$ 143.69	\$ 175.00	\$ -
- Bank	\$ -	\$ -	\$ 60.00	\$ -	\$ -
- Supplies & Copying	\$ 50.00		\$ 51.46	\$ 50.00	\$ -
- Meetings & Events	\$ 100.00	\$ -	\$ 50.00	\$ 50.00	\$ (50.00)
Total Office Expense	\$ 785.00	\$ 448.00	\$ 736.82	\$ 735.00	\$ (50.00)
Maintenance & Repair					
- Misc	\$ 500.00	\$ 7.46	\$ 250.00	\$ 500.00	\$ -
Total Maintenance & Repair	\$ 500.00	\$ 7.46	\$ 250.00	\$ 500.00	\$ -
Operating Fees					
- State Registration	\$ 10.00	\$ -	\$ 10.00	\$ 10.00	\$ -
- Twin Lakes	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ -
- Web Site	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	
Total Operating Fees	\$ 660.00	\$ 650.00	\$ 660.00	\$ 660.00	\$ -
**Contingency					
- Unplanned attorney fees, taxes, insurance deductibles)	na	na	na	\$ 2,000.00	\$2,000.00
Total Contingency (2020)				\$ 2,000.00	\$2,000.00
TOTAL BUDGET & CONTINGENCY	\$ 1,945.00	\$ 1,105.46	\$ 1,646.82	\$ 3,895.00	\$1,950.00
Projected YE Available Bank Balance	\$ 2,132.93	\$ 2,953.55	\$ 2,490.51	\$ 293.51	

*Tract B fee is 1/6 of lot assessment multiplied by number of condominium bedrooms. **The adopted budget preserve \$2000 as a contingency for unplanned items.