**Draft**

**Grand West Estates Owners’ Association Annual Owner’ Meeting**

**September 19, 2015**

1. **Call to order**

The Annual Meeting of the Grand West Estates Owners Association (GWEOA) was called to order at 10.09 AM on September 19, 2015, at the Leadville Library by President, Brian Campbell. Directors John McCarty, Secretary and Pete Day, Treasurer were also present.

1. **Roll Call of Owners and Proxies/Quorum**

It was determined that a quorum was present as 6 home owners were present in person and 7 were represented by proxy. In addition it was noted that 10 owners returned the WE NEED YOUR INPUT FORM: 3 noted 120 or more days of well use, 6 noted less than 120 days well use, 1 no reply; 6 voted for a 2016 picnic, 2 voted no, 2 did not vote.

1. **Approval of Minutes of 2014 Annual Meeting**

The minutes were reviewed and Mary Ann Best moved to approve the minutes. Sandy McCarty seconded the motion and the minutes were approved.

1. **Reports/Discussion**
2. **Treasurer’s Report**

Treasurer Pete Day reported the actual expenditures to 9/15/2015 were $1,062.93 and the projected bank balance on 12/31/2015 is $2,727.29 without the Paintbrush restricted reserve of $5,500 to be used for anticipated improvements to Paintbrush Pl which the County will require at the time it takes over maintenance. This projected balance is higher than what has been normal for the last several years as Lake County plowed Paintbrush in 2015.

Treasurer Pete Day then submitted a proposed Directors’ budget for 2016 which mirrored the 2015 budget except that the snow removal and planned maintenance for Paintbrush Pl was reduced to $0 since discussion with the county indicates they plan to continue to plow it in the future. The Directors’ budget for expenditures is $1631.00. A reserve of $5500 for upgrading Paintbrush Place continues to be maintained until Lake County officially agrees to do the maintenance. Since the projected bank balance exceeds the proposed budget it is not anticipated that Owner Contributions will be required in 2016. Earl Best moved to accept the report and approve the Director’s budget for 2016, Robert O’Rourke seconded, and the resolution passed unanimously. It was suggested that a portion of the Maintenance & Repair Budget be used to refurbish the street signs.

Treasurer Pete Day reported that the 2015 income & expenditures have been recorded in the checkbook register and reconciled with the bank statements and the accounting is in order.

1. **AIC Report**

Brian Campbell reported on the activity of the Committee. The structure proposed by Ron Fisher for lot 23 was approved subject to an adjustment in location so that it was concealed by trees. Negotiations regarding the plans proposed by Leonard Goldberg for a house on lot B-8 were successfully concluded and construction was started. As a result of the review & discussion associated with this project a slight delay in the originally planned construction start occurred. It is recommended that the application for approval occur at least 30 to 60 days prior to a planned start date.

Prior to the meeting 2 owners, Nancy Brinks & Charles Cook, sent in We Need Your Input forms volunteering to be on the AIC. At the meeting a new owner, Scott Puffer, also volunteered. They will constitute the AIC for the next year.

1. **Old Business**
   1. **Fee Agreement with Grand West Properties**

Due to the efforts of Mary Ann Best and Pete Day the Fee Agreement contract with Grand West Properties had been renegotiated in 2014.

As reported at the 2014 Annual Meeting, the only changes were that the term was reduced from 15 years to 10 years and the insurance coverage required of GWP was increased from $500,000 to $1,000,000. This agreement has now been signed by Mr. McKean, owner of Grand West Properties

* 1. **River Valley Update**

Although the Evergreen Land Co. organization continues to express interest in developing the property to the south of the river valley they have not made any contact with GWEOA.

Climax Mine has been cleaning & reclaiming the gravel pit on their property between our property and CO Road 99. Pete Day discussed their plans with the environmental engineer in charge of the project. Their plans only extend for the next several years. During that time they will keep the property while revegetation is completed. They are considering signs & fences to discourage trespassing.

Clay Stewart, President of the High Riders Snowmobile Club, attended the meeting to make a presentation requesting permission to transit the River Valley to move snow groomers between Turquoise Lake and the East Side Mining District. His presentation outlined the reasons for the request, the four landowners from whom they are seeking permission, and the 3 options for the proposed groomer routes. He also noted that the club’s request is not a part of the Lake County Trails Coalition efforts to produce a Trails Master Plan to greatly expand the winter & summer trails of Lake County. After the presentation he answered questions from the owners present at the meeting and then left. The owners then discussed the proposal & expressed a number of ideas & concerns, including short term agreement to see impact & benefits, trade use for maintenance, liability issues, enforcement, property damage, covenants, and effect on trespassing frequency. It was agreed by those present that the Directors should further explore the proposal with the Snowmobile Club even to the point of defining an agreement for 1 year. Earl Best moved to proceed on this path, Robert O’Rourke seconded, and resolution passed.

1. **New Business**
   1. **Paintbrush Place Road Maintenance**

Mary Ann Best and Brian Campbell initiated discussions with Lake County Road & Bridge and the Board of Supervisors relative to the county assuming maintenance responsibility for Paintbrush Place. Although it does not meet the county standard of having 3 houses on the road they have been receptive to the idea. This has led to the county assuming responsibility for winter snowplowing. Discussions are ongoing with the hope for a speedy conclusion.

* 1. **Waiver of Director’s HOA Dues**

Brian Campbell reported that the idea of waiving HOA Dues for the Directors and Website Manager has been raised. However since it is not expected that any dues will be needed in 2016 a decision at this time was not needed. As a result further discussion was deferred until a future date.

1. **Election of Director**

No owners volunteered for nomination to the Board of Directors in correspondence prior to this meeting. After a few minutes passed with no volunteers among the owners present at the meeting Brian Campbell graciously agreed to serve a second term as a Director. He was elected unanimously.

It should be noted that Pete Day has volunteered to serve as a Director 4 times (to date 11 out of 22 years as an owner), John McCarty has volunteered 3 times (7 out of 12 years), Brian Campbell has volunteered 2 times (3 out of 5 years), and others have made similar efforts. Perhaps it is time for other owners to step forward and contribute or GWEOA should consider hiring a management company to perform the duties.

1. **Kudos**—to Brian Campbell from everyone on a job well done in his 1st term on the BOD and volunteering for another term.
2. **Adjournment**

At 11:33 AM Mary Ann Best moved to adjourn the meeting and Robert O’Rourke seconded the motion. The motion carried unanimously.

Respectfully submitted,

John McCarty, Secretary