**DRAFT**

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

**September 24, 2016**

1. **Call to order**

The Annual Meeting of the Grand West Estates Owners Association (GWEOA) was called to order at 10.00 AM on September 24, 2016, at the Leadville Library by President, Peter Day. Directors John McCarty, Secretary and Brian Campbell, Treasurer were also present.

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

It was determined that a quorum was present as 7 home owners were present in person and 7 were represented by proxy. In addition it was noted that 11 owners returned the WE NEED YOUR INPUT FORM: 5 noted 120 or more days of well use, 6 noted less than 120 days well use; 4 volunteered for AIC; 1 volunteered for the BOD; 8 voted for change in Annual Meeting package (6 voted for email & 2 voted for both email & website), 3 voted for no change; 10 voted to use the reserve to defray future assessments, 1 voted to refund at end of 2016; 8 voted for a 2016 picnic, 1 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. Scott Puffer seconded the motion and the minutes were approved unanimously.

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

Treasurer Brian Campbell reported the actual and expected expenditures as of 9/15/2016. The total expenditures at end of 2016 was expected to be $1,646.80 and the projected bank balance on 12/31/2016 is expected to be $1132.14 without the Paintbrush reserve of $5,500 to be used for necessary improvements to Paintbrush Pl required by the County.

Treasurer Brian Campbell then submitted a proposed budget for 2017 which mirrored the 2016 budget. The budget for expenditures is $1631.00. It was noted that the River Valley Trails need mowing & maintenance & that perhaps the Maintenance & Repair item would not be adequate. Also noted was the need for additional maintenance of the website in view of this year’s attacks. Also it was observed that the county had only accepted Paint Brush this year & had not made any statements regarding the need or lack thereof for maintenance. Brian Campbell moved to reject the proposed budget, Mary Ann Best seconded and the budget was rejected. Additional discussion followed regarding the amounts by which these items should be increased & the utilization of the reserve. Pete Day moved & Brian Campbell seconded that the budget for Maintenance & Repair be increased to $500.00, the budget for Web Site be increased to $1300.00, & that any residual amounts from the reserve be used to pay Annual Assessments until it was depleted. The motion was passed unanimously.

Since the proposed budget exceeds the projected bank balance it is anticipated that an Annual Assessment will be required in 2017. President Pete Day suggested adjusting the 2017 Annual Assessment so that no more than $500 (exclusive of the Paintbrush Place Reserve) will be projected to remain as operating funds for carryover into the next year. Kevin Pedlow moved that we approve the assessment accounting methodology as proposed and Scott Puffer seconded the motion. The motion unanimously passed.

Treasurer Brian Campbell reported that the 2016 income & expenditures have been recorded in the checkbook register and reconciled with the bank statements and the accounting is in order.

1. **AIC Report**

Peter Day reported on the activity of the Committee based on an email from Charles Cook, AIC Chairman. The only activity this year was review and approval of the plans proposed by Kevin & Laurie Pedlow for a house on lot 12. The review was successfully concluded and construction was started.

Four owners, Charles Cook, Scott Craine, Peter Day, & David Erb sent in We Need Your Input forms volunteering to be on the AIC. Since Scott’s wife Lori also volunteered to be on the BOD it was decided that Charles Cook, Peter Day, & David Erb will constitute the AIC for the next year.

1. **Old Business**
2. **Paintbrush Place Agreement with Lake County**

Brian Campbell reported that Lake County had passed a resolution in January 2016 to include Paintbrush Place in the Lake County road System. With this resolution all of the roads of GWEOA are now maintained & plowed by the county.

1. **River Valley Update**

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

Pete Day reported the request by Clay Stewart, President of the High Riders Snowmobile Club, for permission to transit the River Valley to move snow groomers between Turquoise Lake and the East Side Mining District has been discussed by the parties involved. GWEOA agreed to proceed with consideration of the request, consistent with ideas & concerns expressed at the last annual meeting, along with other parties concerned. Climax Mining agreed to take the lead in preparing an agreement for review by the parties. Subsequently, Clay Stewart suffered a stroke & died. To date there has not been further activity on this request.

The need for trail maintenance & repair was noted & Scott Puffer agreed to organize a work day(s), including potentially towing a mower behind an ATV, next summer.

1. **New Business**
	1. **County 99 Truck Route**

There has been a news report that Lake County could be considering a truck bypass route on County Road 99. Discussion noted that further developments & activity have not been evident but that all owners & residents should be sensitive to the possibility.

1. **Election of Director**

Lori Puffer generously volunteered to serve on the BOD. Brian Campbell nominated, Earl Best seconded & Lori was unanimously elected. Thank you Lori!!!

1. **Adjournment**

At 11:35 AM Kevin Pedlow moved to adjourn the meeting and Earl Best seconded the motion. The motion carried unanimously.

Respectfully submitted,

 John McCarty, Secretary