

## AGENDA

### GWEOA Board of Directors Meeting

February 3, 2019 at 11:00 AM

1076 S Owens St, Lakewood CO

#### I. Call to Order (Pete)

*Meeting called to order at 11:10 AM*

#### II. Approve Minutes of 9/15 & 10/5, 2018 Directors' Meeting (Pete)

*Minutes for 9/15/2018 & 10/5/2018 were approved*

#### III. Treasurer's Report (Jeff)

##### a. 2018 wrap-up (budget, banking, taxes)

*Corrected and updated 2018 results and 2019 budget were approved. The spreadsheet dated 1/22/2019 is attached. Jeff to research whether Tract A Use Fees are taxable income to GWEOA.*

#### IV. AIC and Real Estate Reports (Pete)

##### a. 2017 & 2018 Reports from Charles Cook (attached)

*The report from Charley Cook was accepted with factual corrections made by Peter Day. The document is attached.*

#### V. Old Business

##### a. Water Report

*The water report was prepared by Pete and submitted to Grand West Properties. Our current and projected usages are 0.8772 acre-feet against our allocation of 1.0000 acre-feet.*

##### b. Other Old Business

#### VI. New Business

##### a. Cloud City Wheelers Trail Proposal

*Pete will contact Sterling Mudge. The owners will be solicited for preliminary thoughts on a mountain bike trail across small sections of the valley's (Tract A)*

##### b. Arkansas River Watershed Collaborative (Fire Mitigation)

*Pete will contact Carrie Howard. The owners will be solicited for preliminary thoughts their fire mitigation needs.*

##### c. Annual Assessment with Letter to Owners with Request for Owner Input

*Peter prepared assessment notice and letter. Jeff to review. Pete to mail in the next week. Payments will be due by March 15, 2019.*

d. Upcoming Actions and Submittals

*Tax Return Submission (Jeff to handle)*

*Twin Lakes Reservoir and Canal Company stockholder report (Pete to handle)*

*Twin Lakes Reservoir and Canal Company share payment (Jeff to handle when invoice received)*

e. Web Site Improvement

*Approved opening the website to unrestricted access. A password will no longer be required to access parts of the sites. No documents containing Owners' contact information will be posted.*

f. Other New Business

*None*

g. Next BOD Meeting

*TBD*

VII. Work Session

*Tabled*

a. Review of Available Association Records

b. Status of Outstanding Corrective Actions

VIII. Adjourn

*Meeting was adjourned at 12:15 PM.*

Minutes Approved 8/2/2019

Grand West Estates Owners Association  
Architectural Integrity Committee

Complied from Reports submitted by Charles Cook (Chair AIC)  
January 23, 2019

Between October 2016 and September 2017, the AIC has:

**Approved**

An address sign and post for Lot 19 (27 Daisy Drive), submitted by Pete & Lynn, July 2017

An existing shed/small barn and a furnace/boiler shed on Lot 22 (177 Daisy Drive), July 2017.

**Rejected**

An existing chicken coop on Lot 19 (177 Daisy Drive), the Board requested its removal and the owners complied, July 2017.

A preliminary submittal from a potential buyer of Lot 22 (177 Daisy Drive) for a fully enclosing fence area, May 2017.

A preliminary submittal from a potential buyer of Lot 22 (177 Daisy Drive) for a detached metal garage of roughly 2400 sq. ft., April 2017.

A submittal for a Right of Way/Easement across the West side of Lot 9 to access non-GWE property on the basis that the ROW is a road, not a driveway to an individual home, March 2017.

Between October 2017 and September 2018, the AIC has:

**Approved**

A color change on the siding, window trim, and doors for Lot 3 (116 Lupine Lane), May 2018

Approved 2019 GWEOA Budget (Approved 9/15/2018; corrected and updated 1/22/2019)

Category	2018 RESULTS (PROJECTED TO YEAR END)			2019 APPROVED BUDGET	
	2018 Approved Budget (12/31/2017)	2018 Actual Budget	2019 Approved Budget (Projected)	2019 Approved Budget (Projected)	Increase / Decrease
Checking Account (Year end)	\$4,426.98	\$4,426.98	\$3,486.04	\$3,486.04	\$0.00
Available for Expenditures	\$4,426.98	\$4,426.98	\$2.00	\$2.00	\$0.00
- Interest (CO Community Banks)	\$2.00	\$1.59	\$576.00	\$576.00	\$0.00
- 2019 Owners' Assessment* 32 lots @ \$18/lot	\$504.00	\$432.00	\$60.00	\$60.00	\$0.00
- 2019 Tract B Fee 20 bedrooms @ \$3/Bdrm	\$60.00	\$60.00			
Total Income	\$566.00	\$493.59	\$638.00	\$638.00	\$0.00
Balance Available	\$5,028.59	\$4,920.57	\$4,124.04	\$4,124.04	
Office Expenses					
- Insurance	\$360.00	\$356.00	\$360.00	\$360.00	\$0.00
- Legal	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00
- Post Office	\$175.00	\$90.00	\$175.00	\$175.00	\$0.00
- Bank	\$95.00	\$40.00	\$0.00	\$0.00	\$95.00 Decrease
- Supplies & Copying	\$150.00	\$21.60	\$50.00	\$50.00	\$100.00 Decrease
- Meetings & Events	\$200.00	\$93.63	\$100.00	\$100.00	\$100.00 Decrease
Total Office Expense	\$1,080.00	\$601.23	\$785.00	\$785.00	
Maintenance & Repair					
- Misc	\$500.00	\$150.09	\$500.00	\$500.00	\$0.00
Total Maintenance & Repair	\$500.00	\$150.09	\$500.00	\$500.00	\$0.00
Operating Fees					
- State Registration	\$10.00	\$20.00	\$10.00	\$10.00	\$0.00
- Twin Lakes	\$50.00	\$49.32	\$50.00	\$50.00	\$0.00
- Web Site	\$1,460.00	\$600.00	\$600.00	\$600.00	\$860.00 Decrease
Total Operating Fees	\$1,520.00	\$669.32	\$660.00	\$660.00	
TOTAL BUDGET	\$3,100.00	\$1,420.64	\$1,945.00	\$1,945.00	\$1,155.00 Decrease
Projected YE Available Bank Balance	\$1,928.59 (2018)	\$3,499.93 (2018)	\$2079.04 (Projected)	\$2079.04 (Projected)	

\* Owners' assessment remains same as 2018 as GWEOA continues to draw down its annual balance. Tract B fee \*\* is 1/6 of lot assessment multiplied by number of condominium bedrooms.