

MINUTES

GWEOA Board of Directors Meeting

August 2, 2019

5:00 PM

1076 S Owens St, Lakewood CO

I. Call to Order (Pete)

The meeting was called to order at 6:05 PM. Jeff Rodgers (Treasurer) and Pete Day (President) were present.

II. Approve Minutes of 2/3/2019 Directors' Meeting (Pete)

The minutes of the 2/3/2019 meeting were approved and will be posted to the GWEOA Web Site

III. Treasurer's Report (Jeff)

a. Bank Account Status & Projections

Expenditures and YE projections were reviewed. The Directors agreed that the Association should have contingency funds available for unanticipated expenditures. This contingency will be included in the Directors proposed 2020 budget.

b. Unpaid Assessments/Outstanding Payments

One assessment remains unpaid (Due 3/15/2019). Several informal notifications have been made. Pete will send the Owner a formal deficiency notification stating that if not paid by August 31st a late charge of \$50.00 will be assessed per CCR Section 510.

Jeff to pursue reissuance of a check that was unreadable by the bank.

c. Tax Return

The 2018 tax return was filed. No taxes were due.

IV. AIC and Real Estate Reports (Pete)

a. Tract A Tax Status

For the second year Tract A (River Valley) was assigned an assessment value and a tax bill was received. Pete met with the Lake County Assessor's representative to correct the record. Hopefully it will now be a permanent fix but should be verified annually. County records now show \$0 assessed value and \$0 taxes due.

b. AIC Report

Pete reported that there have been no new submittals to the AIC in 2019. For the record, the AIC approved a roof color change (green to brown) for a roof that had been replaced in Summer 2018.

V. Old Business (Jeff/Pete)

a. Cloud City Wheelers Trail Proposal

Pete met with Sterling Mudge (Cloud City Wheelers) to discuss his bike trail proposal. Our informal survey last winter showed a mixed reaction to the preliminary proposal. Pete requested that Sterling provide additional details. Information that is received will be included in the Annual Meeting mailing and Sterling will be invited to make a presentation during our Annual Meeting. The BOD is favorably inclined to allow an easement as the impact will be minimal (edges of our property south of the river), the trail will be maintained by Cloud City Wheelers, and Cloud City Wheelers will pay for preparation of necessary documents.

b. Arkansas River Watershed Collaborative (Fire Mitigation)

Our contact (Carrie Howard) has moved on from that position. Pete spoke with the Deputy Chief of the Leadville-Lake County Fire Department who indicated that the LLCFD remains supportive of the program (grant \$\$ is available for tree things for fire mitigation and

forest health) but was not aware of a replacement for Carrie. Pete will check with LLCFD Chief, Dan Dailey.

c. Owner Input Responses

Responses were received from approx. 50% of Owners. Updates were made to contact information and categories of water usage. Split results for individual/coordinated fire mitigations and the proposed bike path (see above)

d. Next BOD Meeting

TBD, another BOD may not be required prior to the Annual Meeting

VI. New Business (Pete/Jeff)

a. Web Site/Web Master

We will need a new web master since our current one is selling her house. Jeff will contact our web hosting company (Mites) and inquire about the ability for BOD members to post and maintain the site or the cost for Mites to post documents that we e-mail to them. Jeff will also discuss removing the login/password for the part of the site that is secure and will make updates to the site (corrections, postings).

Jeff to setup a g-mail for GWEOA Directors so we don't have to use personal accounts for GWEOA business.

b. Annual Meeting Date and Location

October 12, 2019 at the Lake County Library was proposed. Pete to book the meeting room.

c. 2020 Proposed Budget

The only significant change to the 2020 budget is the establishment of a contingency fund for unanticipated (unbudgeted items).

d. River Valley Maintenance (2019)

Weather permitting, we will mow paths in the river valley during the weekend of the Annual Meeting. We can accomplish other work at the same time.

VII. Covenant Compliance (Pete)

a. Recent Incidents

Pete reported on an Owner's report of menacing dogs at large and blowing trash from a neighboring lot. The owner made a report to the Lake County Sheriff and Pete followed-up by e-mail with the Owner regarding CCR requirements pertaining to animals and trash.

b. Potential Violations

Pete reported that the most significant item noted was multiple unscreened trailers, and/or RVs, and/or snowmobiles located on several lots. We will discuss the situation at the Annual Meeting and discuss with Owners whether and what changes to the CCRs could be supported by the required 2/3 majority of all Owners.

VIII. Adjourn

The meeting was adjourned at 7:15 PM

Approved 8/29/2019