

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION
Annual Meeting Agenda – Meeting Minutes
Location: Community Center, Primero High School
20200 Highway 12, Weston, CO 81091
October 5, 2024
12:00 PM

- I. Call to Order
- II. Determination of Quorum (25% of 46 lots = 12)
- III. Roll Call – See Attached
- IV. Proof of Notice of meeting – Package was mailed out and posted on website
- V. Old Business
 1. Treasurer's Report – Balance Sheet, Profit and Loss & Checking Account activity was apart of the meeting packet. Dustin (VP) went over high-level numbers. There were no questions asked.
 2. Roads – Pioneer representative (John Lipka) was present and he discussed the following:
 - It was Pioneer's responsibility to grade the roads twice a year at their discretion.
 - Culvert maintenance wasn't their responsibility
 - After the meeting, Greg McCain was going to show areas of concern and potholes as it relates to roads.
 - All snow removal isn't handled by them.
 3. Other
 - Trespassing continues to be an issue. Moltzer Brothers are installing a gate at the panhandle. A code will be given to each member. This road is private as well as subdivision roads. An easement was granted to subdivision access.
 - Dustin Mincic brought up issues of trespassing in the back of the subdivision and spoke about installing a gate at the fork in the road. This will allow vehicles to turn around freely. This gate would service lots 240 thru 243.
- VI. New Business
 1. Voting:
 - Change Covenants
 1. To allow for an electric gate – Covenants remain
 2. To form a water association – Tabled

3. That owners past due on their dues are not eligible to vote –

Two liens were filed on the past due lots

- Board Positions – Dean Moltreer motioned to keep board members the same as is and it was seconded by Trystan. There were no objections.

2. Apply for a grant to obtain City water for all lots – Tabled

3. Website – www.widowwomanloa.com

Upon completion of the website, all communication will be done through the website except the annual dues billing.

- All communications will be put on the website from here on out
- The website is hosted by Go Daddy and currently paid by Dustin Mincic
- All dues will still be paid to Stacey @ Century Financial Group at 109 W. Main St., Trinidad, CO 81082. Each land owner needs to keep their information up to date with Stacey.

VII. Adjournment – Meeting was adjourned @ 1:05 pm