



Coyote Hills HOA Board of Directors Meeting

July 11th, 2007

The monthly meeting of the Coyote Hills Board of Directors was held on Wednesday, July 11th, 2007 at 7:12pm at the Dungan residence @ 645 Coyote Trail, Elizabeth, CO 80107.

Attendees:

Al Ryan – President
Keith Reinhard – VP
Chris Sundquist – Director
Tom Dungan – Treasurer
Shane Hart – Secretary

Old Business:

1. Discussed tax issue with tract D open space (aka 635 Coyote Trail). This tract was omitted from the Dedication Statement on the final plat. As a result, the county has taxed the land as private property of Hunt Club LLC. Hunt Club has not paid these taxes in 5 years and the county sold the land at a tax sale. The back taxes must be paid by August 31st, 2007 or the deed will be issued to the purchaser. We've spoken to the individual who purchased the land and he is aware the property can not be built upon. We are still in discussions with the county and Hunt Club to resolve this issue.
2. Discussed mowing bids and given the possible legal fees with ongoing tax issues we decided to have a community work day on August 11th. The HOA will cover the cost of the fuel for mowing.
3. The board has reviewed the bids for insurance coverage of the HOA and has selected State Farm.

New Business:

1. Tax issue with the water facilities: While looking into the tax issue with tract D, we discovered that Hunt Club LLC has not paid taxes on the water tank and associated facilities since construction was completed. Hunt Club owes Elbert County back taxes and if not paid, the facilities will be put up for sale possibly in November. The HOA board is investigating what our options are.

2. We discussed pouring concrete in front of the mailboxes during the community work day but given the recent tax issues with the water facilities, feel that funds should be conserved.
3. Confirmed next HOA Board meeting for 7pm August 14th, 2007 at Reinhard residence.

Coyote Hills HOA Board of Directors adjourned @ 8:15pm

Meetings are open to all residents who wish to attend