

# COYOTE HILLS HOA

## Home Owners Meeting Minutes

<b>Date</b>	Tuesday, November 20, 2012
<b>Location</b>	Coyle Residence, 585 Howling Circle
<b>Time</b>	7:00 PM
<b>Attendees</b>	Gary Coyle Keith Reinhard Steve Sitze Bob and Anne Kidd Gordon Wesener Al and Pam Ryan Joel and Linda Birchem John Randall

### Meeting called to order by Gary Coyle, HOA President at 7:00PM

#### Announcements:

Tom Dungan, former HOA Treasurer, sold his home and moved out of the development (out of state) creating the vacant Treasurer position. A notice of the vacancy and invitation for anyone interested in the vacancy was sent to all homeowners via email and only one respondent; Anne Kidd. Gary Coyle announced Anne Kidd agreed to take on the Treasurer position. Since Tom Dungan is no longer the HOA Treasurer, he should be removed from the Bellco HOA account and Anne Kidd should be added. This leaves the Secretary position available. If anyone is interested in the HOA Secretary position, please let Gary know.

#### AGENDA ITEMS

<b>1</b>	<b>HOA Dues Update</b> <ul style="list-style-type: none"><li>a. <b>2012 outstanding amounts due</b> – 3 houses have outstanding dues for 2012. Statement of dues/account for Rouch's home provided to escrow company week of 11/12/2012 so we're hopeful that means that house will be sold soon.</li><li>b. <b>Distribution of 2013 payment coupons</b> – coupons were offered in hard copy to all attendees. Hard copies will be mailed out to all owners as an added measure to encourage/remind timely payment of HOA dues</li><li>c. <b>2013 and late fee policy</b> – explained by Gary to attendees</li><li>d. <b>Open for comments and suggestions</b> - none</li></ul>
<b>2</b>	<b>HOA Covenants Review</b> <ul style="list-style-type: none"><li>a. <b>Open for comments or suggestion</b> – Linda Birchem brought up the use of snowmobiles and on an owner's own land, to use in helping neighbors/others, etc. She would like to have this</li></ul>

# COYOTE HILLS HOA

	<p>reviewed and potentially amended. Gary agreed for board to review the covenants pertaining to recreational vehicle and respond back. If amendment to the covenants is desired/warranted, a vote will be needed by homeowners in order to amend the covenants.</p> <p>b. <b>Understand the Covenants regarding proper storage</b> – John Randall raised a question about building a separate garage/shed in terms of what was required, etc. John was referred to the covenants and it was suggested he begin with Elbert County to get a plat of his property showing the building envelope, etc.</p> <p>c. <b>Covenants Violation policy and penalties</b> – explanation of process of notification and fines for those in violation after initial warning letter is sent. No objections from attendees.</p>
3	<p><b>Budget Recap</b></p> <p>a. <b>Review initial 2012 budget summary</b> (final to be forthcoming) - Gary reviewed 2012 budget summary. No questions, suggestions, concerns raised by attendees.</p> <p>b. <b>2013 Budget Plan</b> - set budget for the year based on income and expenses as we know it now. Garbage, Insurance - Rates for HOA insurance are not increasing for 2013 - recommendation to pay HOA Insurance annually rather than qrtly (savings of \$8) was accepted by attendees. Recommendation to keep Waste Management as garbage provider accepted by attendees.</p> <p>c. <b>Discuss any 2013 spend issues, improvements such as mowing, concrete repair by mailbox, Trees, landscaping, lighting</b> - Keith recommended spraying for noxious weed (wooly mullen) and will provide the name of weed spray he uses from BigR. Stop sign/street signs replaced on 11/20 by Elbert County after they were run over a few weeks ago.</p> <p>d. <b>Open for comments or suggestions</b> – Gordon asked about whether he can put up a block to his driveway to the outbuilding from CR 158 as he has a lot of drivers using it to turn around and it's eroding the gravel – group suggested contacting Elbert Co. to make sure it's allowed as that area could be county easement.</p>
4	<p><b>New Home Owners</b> – no new owners were present. Gary has met Curtis and Terra Lyn Lloyd (645 Coyote Trail) and a man (name unknown) at 625 Coyote Trail and requested contact info for the directory from both new owners. Directory will be updated upon receipt of additional information.</p> <p>a. <b>Welcome package-Directory, Covenants review, Contacts, other information</b></p> <p>b. <b>Emphasize policies such as dues payments, architectural review/approval process</b></p> <p>c. <b>Covenants Questions</b></p>
5	<p><b>HOA Board Member Open Position</b></p> <p>a. Secretary Position now open if any resident is interested in joining the HOA Board – two people potentially interested: Linda Birchem, Leslie Randall</p> <p><b>Gary Coyle – HOA President</b>  <b>Keith Reinhard – HOA Vice President</b>  <b>Anne Kidd – HOA Treasurer</b>  <b>Steve Sitze – HOA Director</b>  <b>Vacant – HOA Secretary</b></p>
6	<p><b>Miscellaneous Items:</b></p> <ul style="list-style-type: none"> <li>John Randall brought up idea of community garage sale for 2013. Attendees generally agreed as a</li> </ul>

# COYOTE HILLS HOA

	<p>good idea, would need to be planned far enough in advance for ads to be placed, etc.</p> <ul style="list-style-type: none"> <li>• Bob Kidd brought up topic of creating new website, attendees generally agreed a good idea – Gary to ask Shane about this as Shane did one previously. Will look into further and make decisions based on feedback from Shane, costs, etc.</li> <li>• Gordon asked about if fire pits are allowed – wood burning vs. gas – covenants are “gray” in this area, need to pay attention to county/state fire bans, but no objection otherwise.</li> <li>• Gordon asked about home owners installing wind power on property. Al Ryan mentioned that the State of Colorado says HOAs can’t prevent home owners from having these. Al and Pam also mentioned they had looked into the NOAA wind charts, etc. and that according to those, our development is rated as “minimal” for wind power generation. Joel and Linda Birchem also mentioned that IREA does not support the “buy back” of power from such devices at this time.</li> </ul>
	<b>Meeting adjourned by Gary Goyle, HOA President at 8:30PM</b>

ACTION ITEMS			
	Description	Person Responsible	
1	Review covenants re. recreation vehicle use on personal/community property, provide feedback recommendations to owners for vote.	HOA Board	
2			
3			
4			

Reviewed and Approved by Coyote Hills HOA Board on November 21, 2012:

- ✓ HOA President – Gary Coyle
- ✓ HOA Vice President, Keith Reinhard
- ✓ HOA Director, Steven Sitze
- ✓ HOA Treasurer, Anne Kidd