



Coyote Hills HOA Board of Directors Meeting

July 25, 2016

Impromptu meeting, 7 pm at the Kannenberg residence.

Board Members attending

Ken Kannenberg – President
Jackie Tugwell --Treasurer
Casey McCutcheon -- Secretary
Dana Correll – Director
Gary Coyle – Director
Keith Reinhard - Director

Agenda

1. Old Business. July 10 minutes approved.

2. New Business.

a. Presentation by Tina Huston on:

1. Status of the Hilltop Subdivision. The Douglas County BOCC previously rejected Hilltop subdivision request to re-zone the property from Agricultural (A1) to Rural Residential (RR). The developer is now considering the request again for LRR (Large Rural Residential) status. This would be for homes on approximately 10 acres size lots.

- Brief discussion on nearby subdivisions and water sources.
- Brief overview of parties involved.
- Previous issues raised concerning the earlier RR (5 acre Rural Residential) request may be seen in the new application.

2. Bandera now Independence subdivision (Across from the entrance to Coyote Hills).

- Notification sent out for Community meeting on 1 Aug 2016, 6 PM to 8 PM. (Attachment 1)
- Bandera originally zoned/designed as a PUD (Planned Unit Development). However, it is possible it has been rezoned back to A1.
- Potential issues with traffic, water, etc.
- Brief overview of parties involved.
- Considerations for future action.

b. Water tank painting. Dave contacted and agreed to provide funds for the paint. Dave also agreed that the Board members could provide the labor to prepare the tank surface and to repaint the water tank.

c. Action items.

- Contact Steve Fox for paint color information he used to paint the mailbox area – Ken
- Contact Kurt Schlegel regarding the upcoming community meeting email – Ken.
- Paint samples for the community water tank – Gary.
- Contact Kyle Fenner, Elbert County, regarding the 1 Aug 2016, Community meeting agenda as zoning requirements – Jackie.

Coyote Hills HOA Board of Directors adjourned @ 9:20 pm

Date: July 11, 2016

**Citizen's Notification of Meeting to Discuss a Preliminary
Land Use Application**

Dear Property Owner:

Please be informed that the land use proposal described below has been submitted to Elbert County for review. This notice is being sent to surrounding property owners, and applicable Homeowner's Associations in order to encourage public participation in the review process. As your comments are valuable to us, we hope that you will attend this community meeting.

For further information, please contact Craft Bandera Acquisition Company, LLC (applicant/owner) at 303-601-8315.

Date of Community Meeting: August 1, 2016

Time of Community Meeting: 6:00 pm

Start Time: 6:00 pm Finish Time: 8:00 pm

Location of the Community Meeting:
Pinecrest Community Church - 7165 N. Delbert Rd., Parker, Colorado

Project Name: Independence (f/k/a Bandera)

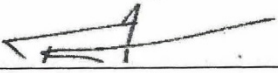
Address of Project: 1001 CO RD 158, Elbert County, Colorado

Case Manager: Kyle Fenner Phone No.: 303-621-3165
e-mail: kyle.fenner@elbertcounty-co.gov

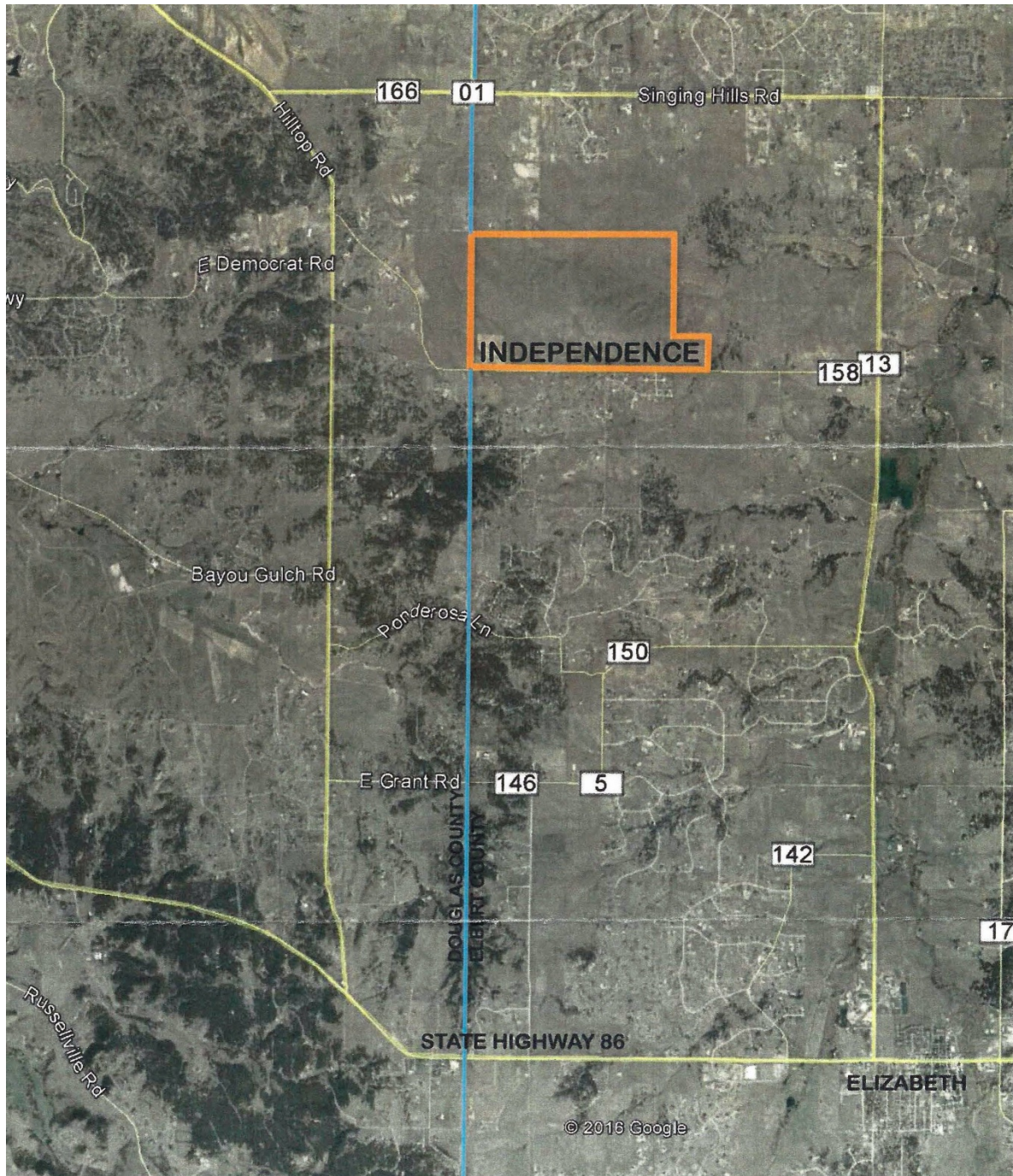
Project Description:

Independence (f/k/a Bandera) is a clustered master planned community intended to fit within the natural beauty of northwestern Elbert County. The future development has been designed in accordance with the Planned Unit Development (PUD) that was formally approved in 2009, with reduced lot sizes and clustered density to increase the community's perimeter buffer and adhere to the Elbert County Master Plan. As approved in the PUD, the community is expected to deliver 920 single family homes, an elementary school, parks, trails and several community amenities on central water and sewer services. The purpose of this Community Meeting is to discuss the planned development, the associated plats and the special districts to support it.

Sincerely,
Craft Bandera Acquisition Company, LLC


_____, Principal
Applicant/Representative

(Attach a Vicinity Map for the proposed land use request)



INDEPENDENCE VICINITY MAP

