



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, February 9, 2023 at 7 pm at the Kendall Witt's Residence.

Board Members Attending:

Kendall Witt – President
Linda Birchem -- Vice President
Jackie Tugwell –Treasurer
Casey McCutcheon – Secretary
Gary Coyle – Director

Board Members Absent:

Shane Hart – Director
Keith Reinhard – Director

Residents Attending:

Joel Birchem

1. The meeting was called to order at 7:00 PM.

2. Old Business:

a. The minutes of October 6 and the special meeting, November 16, 2022, were approved.

b. 601 Coyote Trail vehicle violation status. Two letters concerning violation of Article 5E, Parking, Roadway and Other, were sent to the homeowner in January 2023.

c. New sign for the County Road 5 and Coyote Trail entrance. Tabled for future action.

d. Status/update on the community well/infrastructure purchase. The HOA Board is taking action to procure our community well as the current operator/owner wants to sell it. The HOA Board has determined community ownership is a better option than a third party controlling it. Various legal questions have arisen concerning the well ownership and land, and are being investigated for resolution(s) pursuant to CO state and county requirements. These issues are being addressed by the HOA Board's attorney to prevent future issues or problems. The HOA Board will be examining funding and future billing options as this matter progresses.

e. HOA community road conditions. No update but will continue to be pursued by the HOA Board.

f. Summer community get together. Tabled until the April HOA Board meeting.

g. Weed control - Tabled until the April HOA Board meeting.

h. Any update on the question on equestrian liability? No updates at this time.

i. Any update on the establishment of an HOA budget reserve fund as a contingency for unexpected expenses. An Attorney has been asked to review but no information back yet and tabled for future meeting.

New Business:

1. Budget.

a. Final year end 2022 financial status. Beginning 2022 balance was \$10,963.47. Total income was \$11,030. Total expenses was \$11,486.45. Ending balance for the year was \$10,507.02.

b. Financial status, 1st quarter, 2023. First quarter still on going but for January: Beginning balance \$10,507.02. Income \$4,350. Expenses \$791.52. Ending Balance as of 1/31/2023 is \$14,065.50.

c. Update on home sales. No information at this time.

2. Other business.

a. Some Christmas decorations are still up within the community. A reminder to remove them to be sent out to the community.

b. HOA Board Director positions. The HOA governing documents have been undergoing a legal review to resolve various inconsistencies between them as part of the potential well procurement process. One of these actions is to look at the members-at large Director positions and term length. There are three members-at large Director positions and the number should be reduced to one per our attorney's review of our documents. The HOA Board will be reviewing this.

Coyote Hills HOA Board Meeting adjourned at 8:25 PM.

****Meetings are open to all residents who wish to attend****