



## Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, April 6, 2023 at 7 pm at the Kendall Witt's Residence.

### Board Members Attending:

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

### Board Members Absent:

Casey McCutcheon – Secretary

### Residents Attending:

None attending.

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

### 2. Old Business:

a. The minutes of February 9, 2023, 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. The homeowner has taken some corrective actions and partially paid the fines.

c. Status/update on the community well/infrastructure purchase.

(1) Discussion on the type of loan - long or short term and how to obtain the loan. A low interest loan is a longer term approval, so the Board should apply now for the loan next year. The Board will submit an application for a short term loan but would be at a higher interest rate and we need determine payment structure (Loan Term) to give home owners a monthly water cost estimate for loan, water use, insurance, maintenance, chemicals/testing, etc. The goal would to then refinance that loan next year for a loan with a lower interest rate.

(2) Another option is homeowner outright purchase. Each home owner would have to pay approximately \$15,625 (\$500,000/32). Unsure how many homeowners would be able to pay this amount up front. Questions on this would be how would the sale of a home capture that cost or pass on to new buyer. What if not all homeowners willing or capable of this lump sum fee.

(3) The Board discussed having a HOA Homeowners meeting as soon as April 20, 2023, but that is to short notice. The purpose of the proposed meeting is to communicate the situation to all owners and the options for purchase. Letters need to be drafted for the options.

d. HOA Board Director Positions. Discussion on having just one Director on the Board.

e. HOA community road conditions. HOA Board member Gary Coyle to reach out to County for getting roads improved.

f. Summer community get together. Tentative date set for August 6, 2023.

g. Weed control. No updates. Awaiting the spring/summer season to gauge the need.

h. Any update on the question on equestrian liability? No updates at this time. Note taken to ask the Lawyer/Insurance about this.

i. Any update on the establishment of an HOA budget reserve fund as a contingency for unexpected expenses. Legal estimate of reserves much higher than current level and historical levels for Coyote Hills. Tabled for now as we navigate the Water issue and see how that is budgeted.

k. Community Camera. Tabled for now.

**New Business:**

1. Budget. Financial status, 1<sup>st</sup> quarter, 2023 budget is good. All homeowners have paid their 2023 HOA dues.

2. Other business.

a. 650 Coyote Trail. Homeowner has submitted two building requests:

(1) To install a HAM radio tower. The HOA Board has directed them to Elbert County to determine what the requirements may be for the structure.

(2) To install a green house. The HOA Board has directed them to Elbert County to determine what the requirements may be for the structure.

b. 585 Howling Circle. The homeowner sought approval for 6 foot picket style wood fence behind their outbuilding. Approval given.

c. 606 Coyote Trail outbuilding status. The outbuilding permit was approved by Elbert County and construction of the building to start soon.

Coyote Hills HOA Board Meeting adjourned at 8:47 PM.  
\*\*Meetings are open to all residents who wish to attend\*\*