



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, July 20, 2023 at 7 pm at the Kendall Witt's Residence.

Board Members Attending:

Kendall Witt – President
Linda Birchem -- Vice President
Casey McCutcheon – Secretary

Board Members Absent:

Jackie Tugwell –Treasurer
Gary Coyle – Director

Residents Attending:

Joel Birchem
Ken Kannenberg

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

2. Old Business:

(1) The minutes of February 9 previously approved required a minor editing change of paragraph 2a. Old Business.

(2) The minutes of April 6, 2023 were approved.

b. 601 Coyote Trail vehicle violation status. The homeowner has violated Article 5.3 D, Storage and continues to violate Article 5.3 E, Parking, Roadway and Other. The homeowner has been sent four more letters informing them of the violations and the failure to pay the remaining or subsequent fines of Article 5.3 E.

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

(1) Discussion continues on the financial loan type (long or short term) and the financing difficulties related to each.

(2) The loan and purchase options as to how it may affect the individual homeowner was briefly discussed.

(3) The Board proposed drafting an email to the HOA homeowners to communicate the situation to all owners and the options for purchase.

d. HOA Board Director Positions. Closed.

e. HOA community road conditions. No update at this time for the HOA roads. The road closure of parts of county road 13 between county roads 166 and 158 was mentioned due to the recent heavy rains. The same was said for county road 13 between county roads 158 and 86 to Elizabeth.

f. Summer community get together. Tentative date set for August 20, 2023. Location: Howling Circle cul de sac.

g. Weed control. No issue.

h. Any update on the question on equestrian liability? Individual homeowners insurance would apply.

i. 650 Coyote Trail status:

(1) To install a HAM radio tower. Not approved.

(2) To install a green house. The HOA Board has directed them to Elbert County for approval.

New Business:

1. Budget.

(a.) Financial status, 2nd quarter, 2023 budget is good. All homeowners have paid their 2023 HOA dues.

b. Update on home sales. No update.

2. Other business.

a. 600 Coyote Trail request status for an office addition adjacent to their garage. Also an enclosure/fence for a camping trailer. Not approved.

b. Community mowing day. Date of July 29, 2023 selected for mowing of the HOA common areas. An email will be sent out for volunteers as well as posted on the community bulletin board.

c. Procedure for homeowners to request trash/recycling bins from Waste Management. Homeowners who need additional or replacement Waste Management trash/recycling bins should email the HOA Board requesting such to: CoyoteHillsHOA80107@outlook.com

d. HOA website.

(1) Brief discussion on updating the website and document addition.

(2) 2023 Waste Management recycling/trash pickup calendar to be added.

Coyote Hills HOA Board Meeting adjourned at 8:10 PM.
Meetings are open to all residents who wish to attend