



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, July 18, 2024 at 6:54 PM at the Independence Clubhouse.

Board Members Attending:

Kendall Witt – President
Linda Birchem -- Vice President
Jackie Tugwell –Treasurer
Casey McCutcheon – Secretary
Ken Kannenberg – Director

Residents Attending:

Carolyn Holmes
Joel Birchem

1. The meeting was called to order at 6:57 PM.

2. Old Business:

a. Minutes. The HOA Board minutes of 11 Apr 2024 were approved.

b. HOA Directory. The HOA Directory has been updated and a copy has been sent by email to the HOA homeowners.

c. Canvas the community for Board volunteers? Notice sent out to the HOA Community requesting Board volunteers. Community meeting held on 23 May 2024. The existing HOA Board members were re-elected with the exception of the Director position. Ken Kannenberg was elected to that position. The minutes of that meeting were emailed all HOA homeowners on 31 May 2024.

New Business:

1. HOA Budget - Dues.

a. Financial budget status and update for as of 30 Jun 2024.

Beginning balance as of 1 Jan 2024.	\$7,621.50.
Total income as of 30 Jun 2024.	\$12,266.10
Total expenses.	\$5,872.83

The ending balance as of 31 March 2024. \$14,014.77

b. Discussion on increasing the annual dues amount due to increased legal fees. Tabled until the next meeting to better determine the need or the amount of HOA dues increase that may be required.

c. Taxes. Due to the acquisition of the well, related structures, and associated water distribution, our HOA may have to file a tax form with the IRS. A determination will be made later this year based upon our overall HOA income.

d. Update on home sales. 585 Howling Circle has sold.

2. HOA Budget - Water.

a. Budget status - income. January 1 - 30 June, 2024.

Beginning balance as of 1 Jan 2024.	\$0.00
Total income - water infrastructure as of 30 Jun 2024.	\$394,978.51
Total income - monthly water payments of 30 Jun 2024.	\$11,405.00
Total income.	\$406,383.51

b. Budget status - expenses. January 1 - 30 June, 2024.

Loan payments (D. Johnson)	\$365,168.43
Payments for legal fees, service charges, well electricity, etc	\$6,078.82
Total expenses	\$35,136.26

c. Well billing preferences/status.

(1) To date, 27 HOA homeowners have agreed to receive their water bills by email. This will save the HOA a considerable amount on paper and postage. A thank you to those homeowners in receiving their water bills via email.

(2) The HOA Board is still working on setting up water bill payments by ACH (automatic clearing house) through Wells Fargo bank. The HOA Board is trying to resolve some difficulties in getting the account set up but once established, the HOA Community will be notified.

d. Delinquent/late water bill payments.

(1) All water bill payments are to be sent to Coyote Hills HOA Water, P.O. Box 2367, Elizabeth, CO 80107.

(2) Loan payment status:

a. Homeowners \geq 3 months behind payment: 2

b. Homeowners 2 months behind payment: 4

(3) Water bill payment status. To be determined once the billing statements and payment deadline has been resolved.

e. Issues/resolutions. No well issues reported.

3. Other business.

a. 650 Coyote Trail Out Building request. To be determined.

b. 606 Coyote Trail. The homeowner will be notified that out building siding construction needs to progress. The delay may result in fines due to not completing the outbuilding project.

c. 590 Howling Circle Out Building request. The HOA Board approved the building envelope waiver request. The homeowner outbuilding request is pending Elbert County approval.

Coyote Hills HOA Board Meeting adjourned at 8:03 PM.
Meetings are open to all residents who wish to attend