



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, April 11, 2024 at 6:57 PM at the Independence Clubhouse.

Board Members Attending:

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

Residents Attending:

Joel Birchem

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

2. Old Business:

a. Minutes.

(1) HOA Board minutes of 4 Jan 2024 were approved.

(2) HOA Board Executive minutes of 22 Feb 2024 were approved.

b. Status/update on the community well/infrastructure purchase, etc.

(1) Loan status update. An additional \$75,000 was paid towards the existing loan on the well. Reserve of less than \$50,000 in the bank.

(2) Any other expected legal fees in reference to the Well purchase. Taxes will need to be paid.

c. HOA Directory. No responses were received. The HOA Directory will be finalized and sent out by email to the HOA homeowners.

New Business:

1. HOA Budget - Dues.

a. All but one homeowner paid their annual dues by the end of 31 March 2024 due date. The HOA Board thanks all the homeowners for their timely dues payment.

b. Financial budget status and update for as of 31 Mar 2024.

Beginning balance as of 1 Jan 2024.	\$7,621.50.
Total income as of 31 Mar 2024.	\$8,580.00.
Total expenses.	\$2,382.33, of this \$2,372.33 was for Waste Management trash and recycling pickup.
The ending balance as of 31 March 2024.	\$13,819.17.

2. HOA Budget - Water. Since the HOA Board has purchased the HOA Community well a separate section in the minutes has been created to address the well budget and issues related to the HOA Community well system.

a. Budget status. This section will be updated in the future as presently the water billing rates have not changed as the HOA Board is monitoring the costs and at the end of the year evaluate what changes, if any, may be necessary.

b. Delinquent/late water bill payments. There have been some issues concerning where payments have been sent by some homeowners and these are being resolved. All water bill payments are to be sent to Coyote Hills HOA Water, P.O. Box 2367, Elizabeth, CO 80107.

c. Well billing method/preferences.

(1) The HOA Board is investigating various paperless methods of payment for the HOA water bill. One method being considered and in the process of being set up is by the ACH (automatic clearing house) through Wells Fargo bank. One drawback mentioned was the fee associated with this.

(2) The Board is considering sending out the water bills by email to the respective homeowner as a means to save on the costs of paper, envelopes, and postage. To date approximately 9 homeowners have express interest in receiving their bill by email. The Board will contact other homeowners to determine their preference. The Board discussed that paper bills can be sent out but may need to add an offset charge for the paper and postage. The amount to be determined, but in the tentative range of \$2 to \$3 to be added to the water bill.

d. Issues/resolutions. Two pump check valves, number 1 and 2, were leaking in the pump house. The number 1 pump check valve was replaced first as it was leaking the worst of the two. The number 2 pump check valve will be replaced shortly.

3. Other business.

a. Records request by 625 Coyote Trail. Attorney for the HOA Board sent our a letter requesting prepayment of funds to accomplish their request due to costs associated with the request for documents.

b. 650 Coyote Trail Out Building request. The request was returned for corrections/changes to be made to the documents submitted. The correct address, removal of identified living space, and verifying the out building location within the building envelope were some of the identified issues.

c. 606 Coyote Trail. The homeowner will be notified that out building siding construction needs to progress as there is a nine (9) month window for completing the project. A three (3) month extension may be granted if a written request is submitted and meets the requirements of Article 5: Architectural Control Committee; Covenants and Restrictions, paragraph 5.2. Protective Covenants. Subparagraph F. Time of the Essence.

d. Canvas the community for Board volunteers? Discussion about developing a letter defining the HOA Board member responsibilities and method of informing the Community to seek new Board volunteers. Two methods were considered, first, posting the notice at the Community mailbox and second, sending out the letter by email to each homeowner.

Coyote Hills HOA Board Meeting adjourned at 8:24 PM.

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