

Lewiston Townhouse Condominium Association

Annual Meeting Agenda, August 9, 2026

Sunday, August 09, 2026

US Bank Community Room- 363 E. Elkhorn Ave. Estes Park, CO

1:30 PM MDT

Meeting link: <https://teams.live.com/join/9376952093825?p=ctNdZ4dGil0YsUpaGi>

Meeting ID: 937 695 209 382 5

Passcode: MU9ZS2

Meeting Agenda

1. Call to Order and Introductions of in-person and on-line attendees
2. Approval of Last Meeting Minutes
3. Board Report
 - a. State of the Complex
4. Treasurer's Report (all information will be available on the website prior to the meeting)
 - a. Current Summary Report
 - b. 2027 Budget Presentation
 - c. 2027 Dues Presentation and vote
5. Old Business
 - a. Insurance Update
 - Policy requirements
 - b. Landscaping/Maintenance
 - Rules Reminders
 - c. Wildlife
6. New Business
 - a. Fire Prevention and Mitigation
 - b. Rules Reminder regarding tenants
7. Board Election
 - a. Lorelee Haynie (term ending 2029)
 - b. Open Position
8. Adjournment

Following Adjournment: Board Meeting to Follow

Current Board Members:

Lorelee Haynie-E1 (term ends 2026)

Open position (term ends 2026)

Brent Banister-B6 (term ends 2027)

Karma Bohon-E3 (term ends 2027)

Don Pawl-A4 (term ends 2028)

Van Wrenn-C1 (term ends 2028)

Lewiston Townhouse Condominium Association FY 2026

Treasurer's Report

01/01/2026 - 07/31/2026

HOA Dues	Income	Expenses	Year to Date	Net Budget	More/-Less
HOA Dues	\$48,250.00	-	\$48,250.00	\$68,425.00	-\$20,175.00
Assessment	\$6,758.00	-	\$6,758.00	\$6,758.00	-
HOA Dues Totals	\$55,008.00	-	\$55,008.00	\$75,183.00	-\$20,175.00
Fees/ Fines / Assessments	Income	Expenses	Year to Date	Net Budget	More/-Less
Late Fees	\$180.00	-	\$180.00	\$70.00	\$110.00
Misc. Revenue - Interest Paid	\$56.32	-	\$56.32	\$75.00	-\$18.68
Security Deposits	-	-	-	-	-
Collections for Violations, Fees , Costs	\$700.00	-	\$700.00	\$50.00	\$650.00
Reserve Transfer Deposit	\$22,932.00	\$22,932.00	-	\$30,000.00	-\$30,000.00
Fees/ Fines / Assessments Totals	\$23,868.32	-\$22,932.00	\$936.32	\$30,195.00	-\$29,258.68
Operating Expenses	Income	Expenses	Year to Date	Net Budget	More/-Less
Gutter Cleaning / Repair	-	\$1,950.00	-\$1,950.00	-\$4,000.00	\$2,050.00
Mowing, Grounds Care	-	\$226.00	-\$226.00	-\$1,500.00	\$1,274.00
Snow Removal	\$202.00	\$1,200.00	-\$998.00	-\$1,500.00	\$502.00
Trash Disposal	-	\$3,520.39	-\$3,520.39	-\$5,800.00	\$2,279.61
Utilities	-	\$266.24	-\$266.24	-\$540.00	\$273.76
Sanitation Fees	-	\$7,421.00	-\$7,421.00	-\$14,000.00	\$6,579.00
Repairs & Maintenance	\$4,236.42	\$46,106.70	-\$41,870.28	-\$40,000.00	-\$1,870.28
Federal & State Taxes	-	-	-	-\$100.00	\$100.00
Miscellaneous Expenses	-	-	-	-\$500.00	\$500.00
Common Area Expenses	-	\$823.00	-\$823.00	-\$2,000.00	\$1,177.00
Operating Expenses Totals	\$4,438.42	-\$61,513.33	-\$57,074.91	-\$69,940.00	\$12,865.09
Administrative Expenses	Income	Expenses	Year to Date	Net Budget	More/-Less
Insurance	-	\$9,584.56	-\$9,584.56	-\$12,100.00	\$2,515.44
Legal	-	\$2,737.98	-\$2,737.98	-\$3,000.00	\$262.02
Office Supplies and Postage	-	\$881.70	-\$881.70	-\$1,000.00	\$118.30
Information Technology, Web Page, Domain	-	\$345.41	-\$345.41	-\$400.00	\$54.59
Reserve Transfer	-	-	-	-\$30,000.00	\$30,000.00
Administrative Expenses Totals	-	-\$13,549.65	-\$13,549.65	-\$46,500.00	\$32,950.35
Grand Totals	\$83,314.74	-\$97,994.98	-\$14,680.24	-\$11,062.00	-\$3,618.24

Bank Account Balances	01/01/2026	07/31/2026	Last reconciled	Summary for the Period	
Lewiston, Bank of Estes, Reserve Account	\$63,535.37	\$40,656.74	06/30/2026	Starting Total	\$75,784.73
Lewiston, Bank of Estes Operating Account	\$12,249.36	\$20,447.75	06/30/2026	Income	\$83,314.74
				Expenses	-\$97,994.98
Totals	\$75,784.73	\$61,104.49		Ending Total	\$61,104.49

Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its accuracy.

Submitted by:

Name: _____ Signature: _____ Date: _____

Operating balance 6/30/26	\$ 4,437.36
Reserve balance 6/30/26	\$ 40,656.74
	\$ 45,094.10

2026 Est. Operating Income & Expenses	July	August	Sept	October	November	December	
Dues & Other Income	\$ (17,875.00)			\$ (17,250.00)			\$ (35,125.00)
Gutter Cleaning / Repair				\$ 2,000.00			\$ 2,000.00
Mowing, Grounds Care	\$ 200.00	\$ 200.00	\$ 200.00				\$ 600.00
Snow Removal						\$ 450.00	\$ 450.00
Trash Disposal	\$ 510.00	\$ 510.00	\$ 510.00	\$ 510.00	\$ 510.00	\$ 510.00	\$ 3,060.00
Utilities	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 270.00
Sanitation Fees		\$ 3,700.00			\$ 3,700.00		\$ 7,400.00
Repairs & Maintenance							\$ -
Federal & State Taxes							\$ -
Miscellaneous Expenses	\$ 250.00		\$ 150.00				\$ 400.00
Common Area Expenses	\$ 350.00		\$ 1,500.00				\$ 1,850.00
Insurance						\$ 2,500.00	\$ 2,500.00
Legal							\$ -
Transfer to Reserve	\$ (16,520.00)	\$ 4,455.00	\$ 2,405.00	\$ 10,000.00	\$ 4,255.00	\$ 3,505.00	\$ 10,000.00
				\$ (4,695.00)			\$ (6,595.00)
Operating Account Balance	\$ 4,400.00	\$ 20,920.00	\$ 16,465.00	\$ 14,060.00	\$ 18,755.00	\$ 14,500.00	\$ 10,995.00

Lewiston Townhouse Condominium Association FY 2027

Proposed Budget for 2027

			Quarterly Dues	Annual Dues
Dues/Other Income		Budget		
HOA Dues	\$	69,000.00	\$ 750.00	\$ 3,000.00
HOA Dues Totals				
Late Fees	\$	100.00		
Misc. Revenue - Interest Income	\$	75.00		
Security Deposits				
Collections for Violations, Fees , Costs				
Fees/ Fines / Assessments Totals	\$	175.00		
Operating Expenses				
Gutter Cleaning / Repair	\$	4,000.00		
Mowing & Grounds Care	\$	1,000.00		
Snow Removal as needed	\$	2,500.00		
Trash Disposal	\$	6,000.00		
Utilities for parking lot light	\$	600.00		
Sanitation Fees paid quarterly	\$	14,000.00		
Repairs & Maintenance	\$	4,000.00		
Federal & State Taxes	\$	50.00		
Miscellaneous Expenses	\$	400.00		
Common Area Expenses-landscape & pest	\$	2,000.00		
Operating Expenses Totals	\$	34,550.00		
Administrative Expenses				
Insurance	\$	2,500.00		
Legal	\$	1,000.00		
Office Supplies and Postage	\$	1,000.00		
Information Technology, Web Page, Domain	\$	400.00		
Administrative Expenses Totals	\$	4,900.00		
Grand Totals	\$	39,450.00		
Projected balance if on budget to transfer to Reserve	\$	29,550.00		