

MHPOA Board of Directors Meeting June 3, 2021 via Zoom

Called to Order 7:03 pm

Attendees: Josh Leeds, Kathy Moran, Caity Leeds, Keith Pearson, Brigitte Delisa, Chip Sproul, Kevan Davidson and David Batey - Butch has since resigned as they have sold their property

Action Items for Annual Meeting and Next Fiscal Year

1. Calls to property owners that have not voted – **Assigned to Kathy and Brigitte**
 2. Find out if pending bill prohibiting POA/HOA's from regulating flags was signed
 3. Reach out to Trailblazer to see if they can attend annual meeting- **Assigned to Caity**
 4. Prepare budgets for annual meeting – **Assigned to Caity**
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1) Covenant Revision Voting

- a. Current Vote Count – 36 in favor/28 Against – 64 total
- b. Discussed ways to engage the community to get more votes.
 1. Kathy is leading this and will plan to do organize it by next week. Brigitte will assist. David provided a list to them of community members that have been actively involved attending county meetings.
 2. Kevan runs a company that primarily focuses on surveying. He is willing to help facilitate a survey to find out why people voted no to the change
 3. Full time and Part Time – David does have the information could go in and add additional info if they are full time or part time. Got street numbers for some properties

2) Discussed pending bill in CO legislature

- a. Bill would prohibit HOAs from regulating flags/displays in any other capacity other than size, location and other neutral criteria. If covenant passes and legislation passes – the legislation will supersede our covenants.
- b. With the law still pending in the legislature, it was agreed that we would wait to see if bill passes. If it does pass a notice to the community should be put out that this covenant is no longer valid. The size would still be relevant as it does not appear this language was added to the bill

3) Update on USFS regarding shooting along the forest road in the area near the residences

- a. Keith reached out to Katie Donohue of the Forest Service in March. Katie forwarded the inquiry to the new person responsible for overseeing this area and he has not heard back. Keith does monitor various message boards and it does appear this is a topic of concern for others and hopes to get a response in the future.

4) MHPOA Board for next fiscal year

- a. Paul Drouin wants to be a member at large; Ron Nickelson - Chip will contact before Annual Meeting; Mike and Kathy – Josh will talk to; Kevan spoke with Matt but firm no.

Secretary/Treasurer – Caity would like to step down from this role. Brigitte has said she will act as secretary/treasurer for 2021/22 ; Vice President – asked Kevan if he had any interest and he said he would prefer to remain member at large. Currently will put to a vote at annual meeting with vice president vacant

5) Discussed more active role in liens and foreclosure of severely delinquent properties.

- a. Josh was supposed to look into this further and has had not gotten to it yet. More specifically need to find out cost that is involved. Keith said he will look into Carl R. as an attorney option and Kathy indicated she will talk to a person she met that is on another HOA board and see if they have a contact. Reiterated we should be talking to at least two attorneys.

6) Discussed plans for annual meeting

- a. Items to discuss at the meeting:
 - 1. Trailblazer status and sending a notice David to send info to me – Kim Smith (970)5773564
 - 2. Board members needed
 - 3. Covenant Revision voting update
 - 4. ACC committee member needed and update
 - 5. Voting for new board members
 - 6. Treasurers report and vote on change from fiscal year to calendar year
 - 7. GID report – Josh will to apply for open spot on the Board through the county
 - 8. Fire mitigation – possible guest speaker?

Will remain outside as that is what was communicated through the newsletter, but Caity will contact Ravencrest to see if meeting could be held inside in case of weather. Planning on running this via Zoom again so those that cannot attend in person can still come. Josh and Keith will connect on how to best run this.

7) Treasurer's Report

- a. Recommended to keep budget and assessments the same for the new year.
- b. Caity will create budgets for three scenarios – if community votes yes to change fiscal year there will need to be an interim budget to carry us through until calendar year starts. If community members vote no – will create same budget as last year. Board will need to approve.
- c. Goal for reserve should be \$24,900 as this amount will cover a full year of expenses
- d. Add line to balance sheet on unpaid assessments.
- e. Lawyers/Liens above and beyond budget line item would be taking it from reserves and then replenish

8) General Improvement District Update

- a. Approaching 20000 in taxes
- b. Josh said he would apply to be part of the GID board.

9) Architectural Control Committee Update

- a. One project since last meeting – Mike and Patti Aldridge – building a shed – reviewed and approved.
- b. Inquiry about 400 sq foot cabin for end of Pine Tree lot – Keith let them know that is not going to be approve

Other Items:

Keith brought up parking at national forest and requested that we vote to put up signs which he already created (it was mentioned by the Sheriff that cars cannot be towed unless there are signs saying no parking) we put this to a vote and all approved Keith moving forward putting up temporary signs and cones. Bob Fulton did get the forest service to put up permanent signs last year and potentially this is something we could look in to.

With no other new items, meeting was adjourned at 8:51 pm.