HOA Village at Eagles Landing Meeting - Spring
May 20, 2023

Board in attendance
John Broadbooks President
Debra Biermann Vice President
Dell Marie Casselberry Treasurer

John Broadbooks, President, called the meeting to order at 2:35PM at the Montrose City Library. A quorum was met with 25 proxies and 14 homeowners in attendance.

Old Business
The fall 2022 meeting minutes were read by Debra Biermann, Vice President. Jan moved to accept minutes Mark seconded and minutes were approved.

Treasurer's report read by Delle Marie Casselberry, Treasurer.
The HOA was able to put just over $500 into savings last year. There is$7,395.73 in our savings account right now. We have collected $13,625.79 in dues and late fees. We've paid out 5,439.86 in expenses, leaving us a balance of $8,185.93.
Mark moved to approve the report, and Dottie seconded. Motion passed.

New Business
John Broadbooks, President, estimated where we are going to be by year end with our budget and expenses.

- For insurance, we have paid one of the two policies. We are required to have general liability insurance at a cost of $581. The directors' and officers' insurance is more expensive at a cost of $1,021. Both policies total $1,602. John expects a raise in premiums.
- $10 is to register with the secretary of state every year.
- The delinquent dues have changed. The HOA has to send homeowners who are delinquent in their dues a letter in the post, a letter certified mail, and post a note on their door. This increased cost of late dues to the HOA.
- We had a homeowner pass away and they were $15 short, so we forgave that amount. It is marked benevolence in our balance sheet.
- One of the major bills is the cost of taking care of the green belt. We have spent $856 and some change, we have 2-3 weeks left, and the total comes to $2,900. This gets us to $7,000 which is a little over what we had budgeted for. The aeration $196 so far. Weed control/Pestaway- we were late getting a signed contract back and the exact number is $1,575- so a little under what we estimated last year. Snow removal is hard to estimate. We spent $1,740 and some change- it says $0 for the rest of the year, but we will probably spend some in December. We don't expect any major repairs- the $57.12 was for sprinkler heads. Winterizing was $170 last year, and we expect it to be close to the same. Irrigation water went up a little bit this year. DMEA $352.

- Admin expenses is comprised of mailouts for meetings and the mailbox cost, which went up a little this year.
- If everything goes as expected, we'll have $1,754 and some change to go to reserves. Last year, we had to take $550 out of reserves. When we get our dues, we put them all into our checking account, and at the end of the year, we transfer that amount into our reserves. We had to pull $1,000 out of savings last year to finish the year- so the $500 was not a profit.

John Broadbooks reminded the HOA that we need people on the nominating committee to replace board members – Alan and Jan volunteered.

Item 3- John sent out a directed proxy asking everyone to vote for a change in our covenants. The builders decided that the dues would be schedule in January in one installment. Over the years, it has gotten a bit more expensive, and it might be a bit of help to some of our homeowners to have some flexibility of when the HOA payments are due. That is what this proxy vote is asking- you are authorizing the board to schedule the due dates as we would like. We as a board have discussed to split it into two installments. Half will be due in January and half will be due in July.
John Broadbooks asked for a vote for the change – 25 proxies have voted in favor of the change. Though two of the proxies were from homeowners in attendance. By a show of hands John asked for those in favor.
John H asked for the specific dates on when the payments would be due. John Broadbooks explained they will be due on the 1st of Jan and July, and they will be considered late after 30 days. John read the language on the proxy:

We had 20 yays and 23 proxies in favor. We need a total of 31 to pass, and we had 43 votes in support. No one was opposed. The board will change the covenants to reflect this vote with the clerk at the recorder's office.

Management company
The board has contracted with a management company, and that will be effective in January of next year.
It has gotten tougher and tougher to manage the HOA. It has gotten more complex and time consuming. John Broadbooks compared a corporation with a board of directors that looks at the overall direction and vision of the corporation and they have employees that takes care of the day-to-day. By self-managing, the board is doing both. To John, the state legislature increased the complexity of managing the HOA by passing the bill CCIOA (Colorado Common Interest Ownership Act). There was a very significant change in state law that went into effect last August 10. For example, we have 64 homeowners and 63 paid their dues. This year, one did not pay his dues again. We must send him a letter, a certified letter, and post a notice on his door, where in the past, we could just send a letter. And this is just one example of the changes being made. The HOA is required to offer homeowners who are delinquent in their payments a repayment plan that can take up to 18 months. Delle Marie Casselberry explained that we can

only charge 8% interest, but there is a $25 late charge, so that is why our late fees have gotten higher.
We met as a board on April 20 with our updated documents to comply with the changes, so those are in effect.
Jan Chastain added that when she was president she thought we needed a management company. You cannot go through the documents without an attorney. The state seems to be against HOAs and every law passed adds to the risk. Feedback from attorneys is that it's surprising we are still self-managed. John Broadbooks stated that he is stepping down as president at year end. We still need a board. The management company is going to work for the board. We still have our architectural control committee, and we have control of our HOA. We notify the management company who will send out notices.
Peg asked if improvement requests still go through the board. John replied that homeowners can pass requests through the management company so they are in loop, but the architectural control committee, composed of our homeowners, will be making the decisions.
Having a Management Company is going to mean that our dues are going to have to go up. We're still pulling together detailed information as to what to expect expenses to look like for next year, including the management company, which is $400 a month. We will send a mail ballot. The board can only approve 10%, so we'll have to approve as an association. It'll be about $70/ year.
Jan Chastain asked how much legal responsibility the management company is responsible for- John said they are bonded. There is a 12-page contract that spells out the duties and how it's going to work.
Jo G – if we have a problem with snow removal/weeds, we call them? Do they hire the mowing people? John said yes, and they solicit bids, but the board has final approval.
Marcia – is it a local company? John said yes, HOA Management INC- John said it was a company that presented during a county-wide HOA meeting last Friday.
John said that they will maintain our website, you can make your dues payment online or post.
Dottie asked if they can change dues or rules, and John said, no the board sets that. It would cost us more through the management company, so the board can handle it. The board anticipates payments in two installments in January and July.
Jan Chastain asked if they have any authority to change covenants- John said no. Jan asked if director's insurance is the management company's responsibility.
Joe asked that they have done a lot of improvements to their homes – how do they ask if they need improvements in the future- John said if it's identical to what is there, that they don't need approval.
Daisy Shepherd asked if it was $70 a year or $70 a month- John said a year- Daisy commented that it was a cheap fee for a management company.

John Broadbooks said it's a good policy for an HOA to have a little extra to put into savings- the fall HOA county meeting can analyze reserves to make sure HOAs are doing what they need to and have adequate reserves. A prudent HOA should budget for 10% of their budget to go into reserves. That is approximately where we are at right now. We have increased our reserves to $7,300.
Daisy Shepherd asked how many people work for the management company- John didn't know.

John said that when he started looking around, a friend from American Village said that they used this company for several years and they are very happy with them.

Dell Marie Casselberry said that by going with them- we won't have the $229 mailbox fee- so that's why $70 instead of $75. And as treasurer, just this week, she deposited the last two dues payments and this is May, and if we split this in half, she is going to be hassling all year. That's a process, and it's harder now than when she first took over. The management company will help.
People in back- aside from serve issues of snow removal and lawn care- what typically comes to our attention that we have to deal with every year? John said that he spends a lot of time checking to make sure things are running smoothly, meeting with the water people, meeting with homeowners who are not being responsible, and meeting with title companies.
Peggy- asked how long the contract is for- John said we are locked in for a year. We can cancel with 60 days notice.
Dottie said that he's been a great president and that we will miss him as president.
John said that he loves our neighborhood and he wants it to be a beautiful neighborhood and that a management company is the best way for us to continue to have a beautiful neighborhood.
Elena asked if he would stay as president if we have a management company. John said never say never, but right now, we've had an opening for a secretary since last April.
An HOA cannot dissolve itself, and if the city has to do something about it, it can get ugly. The title company gave us these documents that tie the common areas to our home and if the city has to come in, it'll be ugly.

John said that homeowners will be getting a ballot with as much information as we can.

Questions
Daisy Shepherd asked how many rentals do we have? John Broadbrooks said 14 out of 64. Jan Chastain said it was 20 at the highest.

Back HOA- in the event of a rental- how are the rules enforced. John said that there is a rental on the corner of Abrams and Ironton that had an inordinate number of work vehicles that they would park there, and John talked to the renters and let them know that he will have to notify the landlord if there are problems. But he does speak with the renter first. There are also city ordinances that they must comply with.

Daisy Shepherd said that at that corner –people are not stopping at the stop sign- and there has been a police car patrolling the area.

There was a comment last fall about the unfortunate drainage issue on SneffelJs and Abrams. John has spoken with the homeowner on the corner, but it is the city's responsibility. But John went to a city council meeting during public comment, and he got a note passed to him by the city manager and a week later got a four-page letter from the city engineer that they are aware of it, there is not an easy solution, but they are making some changes as best as they are able.
Jan Chastain asked if there is any exploration about the pond water.

John H said there is a big 30" pipe that the water goes through from the Bridges and on the other side of the rock pile, but the water doesn't stay in the pipe. They can't maintain it, so they buried the pipe- it's leaking and water runs downhill.

Marcia- asked about a renter who is not cleaning up their yard- she asked how to deal with that. John sent them a letter about a car. They never finished taking out the wood. She said it is a mess.

Daisy Shepherd asked about the house from the corner of Sneffels and Abrams across from Helen. John said it's owned by the son and mom passed away. Daisy asked if he lived there and John said half time.
Kim Parker asked did we make any changes in the covenants to relax restrictions. John said that they had a meeting, and he explained the process about changing the covenants. He told them it was up to them. He hasn't heard another word from the committee. Jan Chastain said that they all agreed to maybe look a little more loosely, but not change the covenants.

Debra notified the HOA that she is resigning from the board as Vice President.
Alan moved to adjourn the meeting and Marcia seconded to adjourn. Motion Passed.