

# 2022 ANNUAL MEETING MINUTES

## Gold Lake Estates Homeowners Association

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April 13, 2022 | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA at 3:31pm

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Management	In Attendance	Proxy
Mark Shoberg	Christopher and Lisa Allen	Rudy and Nancy Castillo (2)
Cayce Benton	Lee and Nancy Beavers (Beavers family trust)	Cameron Ross
	Rodney (Rink) Polson	
	Janice and John Shive	

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With three proxies received and four homeowners present, it was announced that quorum had been achieved.

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### Introductions

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Mark Shoberg introduced himself (herein referred to as Mark S) as the Bray HOA Management and Cayce Benton introduced herself as Bray HOA assistant manager.

Chris Allen, Rink Polson, and Nancy Beavers introduced themselves as the current board members.

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### Approval of Previous Years' Minutes

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Mark S announced that last year's minutes were straightforward as it was a COVID year, and the meeting was done by proxy. Mark S. called for a motion to approve the 2021 Annual Meeting Minutes.

**Motion:** Lee Beavers

**Second:** Rink Polson

Unanimous approval of the minutes.

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### Discussion on old/new Business

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Mark S. opened the discussion for old and new business.

- Lee Beavers discussed on how the HOA is now a member of the Colorado 811 program
  - Lee and Chris are listed as the parties to be notified if someone wants to dig
    - Would like to have one or two more volunteers
    - HOA get charged every time 811 is notified

- Monthly billing is sent from 811
  - Lee: Anytime someone wants to dig, we are notified, and we are an entity like the power companies, water, phone etc.
- Lee Beavers discussed how the HOA is currently working on changing the status of the Conditional water rights to the inlet to Absolute water rights to the inlet.
  - .14 CFS of absolute
  - 3.86 conditional
    - Get as much as possible to absolute
  - Past thirty conditional on the lake
    - Gave us 29.6 of absolute in 2016
  - We need to have the 7-page form filled out.
    - Board can do it themselves or have a law firm fill it out.
    - Discussion on how do we go about filing this form?
      - Have until the end of June
  - The question was asked, what does the change from conditional to absolute water rights mean?
    - Lee Beavers explained that on the pipe its conditional water rights and with different categories we keep having to ask to have them removed show that we are improving all the time. Absolute means that we at least have it and when it comes to calls, we have two calls on water one for the pipe and one for the lake. With conditional the state could say that you cannot use that water, with absolute in better shape because the water has already been justified
    - Have to provide state with annual usages to verify usage
    - Conditional, you must show beneficial usage each year to maintain water rights and continue to justify every few years. With absolute you do not have to do that, it is already justified in advance
- Discussion on what Bray's experience is with this issue
  - Mark S. explained that Bray always recommends seeking legal help
  - Mark S. discussed experience with law firm that is in contact with HOA already.
    - The quested was asked if William Turner and Homes was a trustworthy company
      - Mark S. explained that yes, they are in the valley there are a handful of attorneys that deal with water rights, and they are one of them. They do good work.
  - Chris Allen motioned to deem/appoint Lee Beavers Irrigation Water Manager for the Gold Lake Estates to deal with this issue and all irrigation water issues and to work with an attorney/ firm to resolve this paperwork/status/water issue/s.
    - Chris Allen First Motion
    - Second Motion by John Shive
    - Passes, none-opposed
- Discussion on how the last lot in the association that is available should never be sold as there is no tangible way to build on the lot due to grass ditch/creek and power lines.
- Chis Allen opened the discussion regarding an email about missing policies and procedures for association.
  - Mark S. explained that Bray is updating all our HOA's on their policies and procedures due to the state getting more involved with HOAs that do not have their nine mandated policies and procedures for effective governance.

- Bray offer is \$100.00 per policy to complete these
  - The board can do this themselves also
  - Or they could hire an attorney to complete these around \$1000.00 per policy
- Discussion about cost for Bray to complete these policies
  - Mark S. explained that the cost is for our time as all policies we present to the Boards we assist have been reviewed by an attorney
- Discussion among members regarding costs and how to proceed
  - One homeowner questioned why these are not already in place with what the HOA has already had to do and with the CC&R's and bylaws being in place for years
    - Association is good with CC&R's and Bylaws
      - Bray had to get the Bylaws in place when we were first hired
    - Outstanding policies and procedures
    - What is the procedure if a board member wants to write these policies?
      - Look at the statute for the nine policies and procedures for affective governance In Colorado. Then make sure they Aline with CC&R's and bylaws.
      - Board must pass polices
      - What would the cost be if the board did all the work and just had Bray review?
        - Review for \$100.00
      - Does Bray have a Boiler plate for example policies?
        - Bray charges \$50.00 per policy due to being reviewed by the attorney and edited annually.
      - Further discussion among member on how to proceed with this issue.
  - Chris Allen motioned to have Bray take care of the policies and procedures
    - Second motion by Nancy Beavers
    - Passes, none-opposed
  - The question was asked how long do these policies last
    - Mark S. explained that they are policies for life unless they are edited by the board later.
    - Or if the HOA needs a new policy written for something specific.
- One homeowner mentioned that the next annual meeting should be held later in the day
  - Mark S. explained that Bray had to change their procedures due to COVID
    - Noticed that less members were attending the night meetings
    - Reaching a better Quorum rate during the early meetings with the added zoom option
    - Bray was experiencing high turnover with Bray staff due to the night meetings
    - The board can decide to have an evening meeting and Bray can organize it, but Bray will not attend, or zoom in for a night meeting

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## Budget

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Mark S. opened the discussion on the 2022 budget

- Chris Allen asked if we are at the right amount to fulfill, everything good?
    - Mark S. explained that the HOA has hit its sweet spot of \$450.00 a year
      - Put money aside into capital reserve
      - Bigger operating budget, due to fines being paid off
      - Association is in a good spot as members take care of the irrigation system instead of hiring a company
        - Members that work on irrigation system can get reimbursed for time for irrigation system per board approval
        - Discussion among members present
  - Mark S. asked for a motion to approve the proposed 2022 budget as it stands
    - First motion: Chris Allen
    - Second motion: Nancy Beavers
    - 2022 passes, none-opposed
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## Elections

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Chris Allen volunteered to be re-elected to the board for a 3-year term.

Motion: John Shive  
Second: Rink Polson

None opposed

- Discussion among present members on who/ how voting was working  
No one voted via proxy, present members vote in new board members as quorum is met

Melvin (“Sean”) Shafer volunteered to be re-elected to the board for a 3-year term.

**Motion:** Rink Polson  
**Second:** Chris Allen

None opposed

Nancy Beavers volunteered to be re-elected to the board for a 3-year term.

Motion: Rink Polson  
Second: John Shive

None opposed

Chris Allen, Melvin (“Sean”) Shafer, and Nancy Beavers were re-elected to the board at their current positions

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## Adjournment

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- The question was asked how we can approach lots that are in disrepair or need of maintenance?
  - Bray can send a spring clean-up postcard to all owners saying spring clean-up time (weeds maintained, rubbish cleaned up, fences fixed) typically we all 30 days to have these issues managed.
  - The post card will give owners till June 1<sup>st</sup>, 2022
  - Discussion on lots that need to be cleaned up
- Chris Allen mentioned the fact that the two lots that were just sold plan to put a big house on both lots and wanted to confirm that they know that they are required to still pay two lots worth of dues
  - Mark S. confirmed that yes, it does not matter if they merge lots, to comply with the CC&R's they have to pay dues for two lots. This is based on how the association was originally platted.
- The question was asked if new owners are provided with a copy of the CC&R's and Bylaws?
  - Mark S. explained that Bray Sends out a welcome packet that explains where to find all the governing documents online, but if the board wants new owners to receive hard copies, we can mail hard copies we will just have to charge for that.
    - Chris Allen motioned for all new Homeowners to receive hard copies of the CC&R's and bylaws and charged to the HOA
    - Second motion by Rink Polson
  - None-opposed
- Discussion on Fence that was built without approval
  - Board will discuss this issue at another time with how they would like to handle this issue
- The question was asked if the welcome letter outlined anything regarding DRC/ACC.
  - Mark S. explained that currently it states to contact Bray for everything related to this
  - Discussion among members how there are vague requirements in the CC&R's and bylaws
    - Main objective is to keep property value up

With no further business to discuss, Mark S. called for a motion to adjourn the meeting.

**Motion:** Lee Beavers

**Second:** Rink Polson

The vote was unanimous. The 2022 Annual Meeting was adjourned at 4:38 p.m.

  
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Signature

  
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Date

