

2023 ANNUAL MEETING MINUTES

Gold Lake Estates Homeowners Association

April 27, 2023, | 3:30 p.m. at 640 Belford Ave. | Meeting called to order by Mark Shoberg, Bray HOA at 3:31pm

Management	In Attendance	Proxy
Mark Shoberg Cayce Haren	Lee and Nancy Beavers (Beavers family trust) Rodney (Rink) Polson Janice and John Shive Melvin (Sean) Shafer	2 Proxies received. **It was noted that Chris Allen verbally gave his proxy to Rink Polson if needed

With 2 proxies received and four homeowners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself (herein referred to as Mark S) as being with HOAServices and Cayce Haren introduced herself as being with HOAServices.

Approval of Previous Years' Minutes

Motion: Nancy Beavers

Second: Rink Polson

Unanimous approval of the minutes.

Discussion on old/new Business

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

- Lee Beavers discussed that there had been numerous requests for the Colorado 811. He stated that the HOA needed to add about \$10-15 more to the prepaid account to cover these requests.
- Discussion on reimbursement for repairs to the pump house
 - Board to submit those.
 - New intake hose

Budget

Mark S. opened the discussion on the 2023 budget by stating the following:

- The budget is ratified by the Board and unless 80% of the owners reject it, it is automatically approved at the Annual Meeting, whether or not quorum is achieved, in accordance with the Declaration, Art. VI, Section 6.4
- Discussion electricity line item on budget
 - Budgeted \$2,900 to cover cost of electric to pump house.
 - Projected higher cost due to price increases.
 - Board recommends not to water between 4pm and 9pm
 - Mark S explained that the board can create a policy to enforce this.
 - Board will discuss.
- Discussion on possibly putting signs around the lake to keep vehicles off the side of the bank.
 - Discussion on potential liability
 - The board will look into this and the costs and discuss.
- The question was asked if all owners had paid their 2023 dues.
 - Mark S. stated that there are 2 owners that still need to pay.
- Discussion on vacant lots in association
- Discussion on sending a weed and trash maintenance reminder to association.
- Discussion on whether there was a regulation on the number of vehicles a lot can have.
 - Mark S read 2.2.21 from the CC&R's
 - No specific number of vehicles listed.
- Discussion on lots that don't have their landscaping completed.
 - Needs to be completed by August 2023
- There was a question on whether there would be an option for online payments/receipts.
 - Mark S. explained that yes, this will be an option once we have the system ready for your association.
 - Online ledger will show all charges and payments.

Mark S. asked for a motion to approve the 2023 proposed budget.

Motion: Nancy Beavers

Second: Rink Polson

Unanimous approval of the 2023 budget

Elections

John Shive volunteered to be re-elected to the board for a 2-year term.

Self-nomination: John Shive

Second: Melvin (Sean) Shafer

None opposed

Adjournment

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

None opposed. The 2023 Annual Meeting was adjourned at 3:53 p.m.

Signature

Date