

## BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

P.O. Box 1656

Loveland, CO 80539-1656

Board of Director's Meeting Minutes 4/10/2017

### Board Members:

President: Todd Sargent -303-304-4870 - Present

Vice President: Todd Haner -303-888-0957 - Present

Treasurer: Katy Craig – 970-663-6358 Present

Secretary: Daryl Stolte – 970-663-9483 Present

Web Master: Nate Brown – 303-358-5155 Present

Advisor: Phil Hershman-669-2436 Present

Advisor: Wayne Callaway – 970-593-0301 Present

### Agenda:

- o Old Business
- o New Business

Meeting called to order 6:39 PM

### New Business

- Request by John Gibson to mediate an issue around a boat ramp to be installed behind his property.
  - o The board researched to HOA controlling documents and found that the Board has the obligation and authority to approve any improvements in the lake bed. See HOA By Laws Section 7 part e.
  - o The issue is around how lake area is allocated to each lakefront lot. We decided to come up with a solution that would be “fair”. Meaning that each lakefront lot would get lake area proportional to the amount of lakefront distance for each lot.
  - o Daryl was assigned the task to work this out.
  - o We decided to send an email to John Gibson informing him that the Board has the obligation and authority to approve improvements, like boat ramps. We also requested plans for John’s improvements and promised to provide him with the allowable boundaries for those improvements.
  - o We are also sensitive to the time constraints of construction and will review plans for John in a timely manner.

### Old Business

- Meeting with Attorney
  - o Daryl Stolte and Todd Haner met with our attorney Roger Clark. Here are the main points:
    - The new Covenants revised in 2002 are the controlling document for our covenants and completely supersede the original covenants.
    - ACC guidelines must NOT be fundamentally different that the covenants. We asked if the idea of a view corridor was something that ACC guidelines could address. The attorney said, no this was a fundamental difference, something completely new that is not in the current covenants.
- Boyd Lake Shores First Filing Membership
  - o There has been an ongoing discussion about the standing of the six lots in Filing 2 that “use” our boat ramp. The Articles of Incorporation for Boyd Lake HOA First Filing clearly enumerate that Lots 1 through 6 in Block2 Boyd Lake Second Filing are full members of Boyd Lake HOA First Filing. Therefore, these Second Filing members should be treated no differently than other members.
- Motion: Approve the request for Egberts to replace the Aspen on the south side of their house. Approved by a voice vote.

- Park Shelter and Sprinkler Box
  - Quote from Affordable Roofing – Fix shelter roof sprinkler box roof: \$2,000.00
- Swale Repair Quote:
  - Quote from Concrete and Excavation Co. for Yellow Pine Place swale, Swale across Valley Oak to the storm sewer: \$7,800.
  - Also have another quote coming for this work.
- New Web Site Changes
  - Discussion around using “Nextdoor” platform as a method to communicate with our HOA members.
- Discussed Board Norms:
  - Confidentiality
  - Board Member can’t make Board decisions.
  - Ground Rules – See handout.
  - Support Board made decisions
- Yard Maintenance for next year
  - Proposal to invite neighborhood kids to mow the lawn.
- Boat Decal-
  - Todd Sargent volunteered to work on this.

Meeting was adjourned at 8:49 PM.

Respectfully Submitted,  
Daryl Stolte