

## **BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING**

P.O. Box 1656  
Loveland, CO 80539-1656

Board of Directors Meeting Agenda – 01/28/2021

### **Board Members:**

President: Todd Haner – 303-888-0957 – Present  
Treasurer: Katy Craig – 970-402-1991 – Present  
Secretary: Jason Craig – Present  
Webmaster: Jerry Kelly – Present  
Advisor/Special Projects: John Egbert – Present  
Homeowner Comm/GLIC Liaison - Wayne Calloway - Present

Meeting called to order: 6:30PM

Zoom Meeting

### **Agenda/Minutes:**

1. HOA Yearly Meeting Discussion
  - a. Meeting Challenges during COVID
    1. Attendance, Voting

There need to be over 50% of the homeowners attend the meeting in person (Virtual) or by proxy to hold a legal meeting. There may be a need to offer a hybrid approach; in person meeting at the hotel along with a virtual meeting linked in from the meeting room. Or 100% Virtual if we can't get enough in-person participation. Another challenge is processing of election votes, following required meeting protocol and any other action requiring a vote or approval / disapproval by the HOA members in attendance. If we're 100% virtual is there a way the homeowners can vote electronically in confidence? Zoom can accommodate all attendees for a virtual meeting. The votes can be recorded via google forms and be collated where unique submissions per household are recorded and collected.

- b. Location
    1. Hotel, Virtual, Both?

The decision was made to hold a virtual meeting only on the Zoom platform for the annual HOA meeting in March. A call in number will be provided to any homeowners that do not use or have access to technology required to join over video. Also for individuals with no computer access, voting forms will be added to the meeting invite. A pre-meeting will be held and instruction sheet provided on how to access and use zoom.

**Annual Meeting date: March 18<sup>th</sup>, 6:30pm**

**Dry run on March 15<sup>th</sup>, 6:30pm for Zoom test.**

Invite, agenda, and all documents to be sent out by Feb 22<sup>nd</sup>.

Wayne Calloway, Jason Craig, Jerry Kelly, Katy Craig, and John Egbert will again be on the ballot for BOD members. Todd Haner will not be running for the board in 2021. The board and HOA thank you for your

years of service. Board members to contact HOA members for interest in running for a BOD seat for 2021.

2. Review Treasurers Report
  - a. Discuss Available Funds
  - b. 2021 Dues (review #3 first)

A review of the treasurers report was completed. There is currently \$5,000 in the general reserve fund and \$2,000 in the special assessment fund for the road evaluation.

A discussion on dues for 2021 was completed. From the identified project estimates in section 3 below the dues would remain the same for 2021. If the HOA agrees to allow the BOD to begin updating the covenants an increase in dues for 2021 is expected due to the legal costs.

3. Known HOA Maintenance Projects
  - a. Park Sprinkler System – estimated spring spend \$2,000
  - b. Landscape Work in Cul-de-sacs – Evaluation needs to occur
  - c. Landscape Work @ White Bark Roundabout – Evaluation needs to occur
  - d. Sign Repair - \$200
  - e. Boat Ramp / Dock – What does a new dock cost? \$300
  - f. Legal costs for covenant evaluation - \$2-5,000
    - Covenant updates:
      - ACC rules
      - Filing 2
      - Road ownership

The projects 'a-e' above are expected to occur in 2021. Item 'f' will be discussed at the annual HOA meeting in March to determine if it will be pursued in 2021.

4. Road Project
  - a. Picking up where we left off in 2020
  - b. Meeting with the City and County
  - c. Meeting with the Attorney – Changes to Covenants and or Bylaws
  - d. Next Steps

A discussion was held on next steps for the HOA road renovation project. A discussion will be held at the annual HOA meeting to gauge approval to continue to pursue the road renovation project. The discussion will include the BOD position about the HOA managing the project and funds vs. hiring a property management company and/or partnership with the county. Currently the BOD is not in favor of managing a road project without the assistance of property management company or county.

5. Mason's joining the HOA
  - a. Discussion about and with the Mason's
  - b. Mason's Document Review
  - c. Legal Requirements / Meeting with Attorney
  - d. Board and or HOA Homeowners Vote Required?

A discussion was held on having the Mason's officially rejoin the HOA. A motion was proposed to the Board: Allow Mason's to rejoin the HOA without penalty fees if Mason's agree to pay the legal/documentation fees to rejoin. The motion was seconded, All Board members approved. Katy will investigate what is needed for the property to be reintroduced into the HOA.

2. ACC

- a. Brown's Requests Complete – Board provided a decision to Brown's ACC objections; the project is not yet complete. At this time no more interjection from the BOD is needed.
- b. Ebner's Requests Complete – Several Board members discussed the complaint with the property owner and determined this is not a board issue. However, board members are investigating potential options to assist in the mitigating the issue between the two properties.
- c. Other Topics - None

Meeting adjourned: 8:21pm

Respectfully Submitted,  
Jason Craig  
BLS 1<sup>st</sup> Filing HOA Secretary