

BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

P.O. Box 1656

Loveland, CO 80539-1656

Board of Director's Meeting Minutes 8/29/2019

Board Members:

President: Todd Haner -303-888-0957 Present

Treasurer: Katy Craig - 970-663-6358 Present

Secretary: Daryl Stolte - 970-663-9483 Present

Vice President: Phil Hershman - 669-2436 Absent

Homeowner Comm./GLIC Liaison: Wayne Callaway - 970-593-0301 Present

Web Master: Jason Craig – Present

Social Organizer/ACC Liaison: Jeremy Puthoff - Present

Meeting called to order 6:34 PM

New Business

Road Maintenance

- As everyone knows, our effort to set up a LID to reconstruct our road failed at the Larimer County Commissioners meeting. The Board discussed next steps.
- It was decided that Katy, Jason and Daryl would attend meetings of the 3rd filing road board. The 3rd filing road board will be looking into options for their HOA to take over maintenance of the 3rd filing roads. We hope to learn as much as possible about those potential options and evaluate the potential for some sort of cooperation.
- There has been no decision for the 1st Filing HOA to take over road maintenance. The board sees this decision as a major change in responsibility. There is considerable caution as the BOD reflects whether we have the skills, time and energy to undertake this major responsibility.
- We plan on using our annual all homeowners meeting next February to communicate the status of our discussion and potential alternatives.

HOA Rules

- Jason has observed that there are several unwritten rules that we expect everyone to uphold. The BOD agreed to formalize these rules in a written document. This will be discussed at our next BOD.

Fee Schedule for Title Companies

- Each time a home is sold in our HOA several documents are required by the title company. HOAs charge fees for these documents. In the past we have not charged, but recently we have begun to collect fees for this work.
- The attached fees schedule was approved unanimously by the BOD. Our treasurer will work with title companies to collect get these fees when a home is sold and records must be updated.

ACC Liaison Report and Action Items for BOD

- Brown's berm and hedge proposal:
 - The ACC rejected the berm and hedge proposal. ACC asked Browns to resubmit.
- Gibson additional fencing:
 - The Gibson's installed additional decorative fencing, effectively lengthening the fence towards the lake between Gibson's and Callaway's. This fencing was installed without specific approval. A subsequent request to the ACC for this fencing was rejected by the ACC. The BOD will be asking that the ACC carefully evaluate whether this additional fencing falls within the fence guidelines.
- Hale's fencing.

- The Hale's installed some fencing without ACC approval. The Hale's will be submitting plans to the ACC for this fencing.
- Stolte Street Light:
 - The Stolte's streetlights do not meet the ACC covenants because the light are not 5 feet off the ground. The ACC has asked the Stolte's to change their lights to comply to the covenants. The Stolte's claim that a variance was granted 11 years ago to allow the light as installed. The Stolte's have been clear that once a variance has been granted the ACC does not have the right or power to change that variance.
 - The ACC has asked that the BOD review this decision by the ACC.
 - The BOD passed the following motion 5-0 (Daryl Stolte abstained due to conflict of interest) ruling to support the variance granted by previous ACC, and not requiring Stolte's to change the current lighting.
 - Point out to the ACC that a variance was provided to the homeowner and the ACC cannot arbitrarily change variances. The current lights meet the intent of the covenants in that they provide equivalent light at the front of the home.

Trailer Parked on Valley Oak – complaint by homeowner

- The HOA has no jurisdiction over parking on public right of way roads. We suggest that if homeowners have a complaint, they talk to their neighbors first and if they are still unsatisfied Larimer County should be contacted.

Approval of Meeting Minutes

- The BOD voted unanimously to change the process for approving BOD meeting minute as follows.
 - The secretary will email a draft version of the BOD meeting minutes to all BOD members. BOD members will have 7 days to respond with any changes, editions, deletions etc. If a BOD member does not respond it will be assumed that they are satisfied with the meeting minutes.

Potential Covenant Changes

- The ACC has requested that some changes be made to the covenants.
- The BOD is requesting a detailed list of the requested changes.
- The BOD discussed the issues related to changing ACC covenants. Those include considerable cost, difficulty in getting the require homeowner support via a formal vote and also potentially taking advantage of the opportunity to tighten up other parts of the covenants.
- The following action items were taken:
 - Ask the ACC for areas that they would like to see changes.
 - BOD members review ACC covenants and suggest areas for change.
 - If possible, get examples of other ACC covenants that might be used as a template.
 - This item will be discussed at our next BOD meeting.

Partial Agenda for next meeting:

- Discuss and agree to formalized HOA rules.
- Discuss enforcement of rules.
- Covenants Discussion
- Review and discuss response to Doug Fasolini's recent email to the BOD.

Meeting was adjourned at 9:52 PM.

Respectfully Submitted,
Daryl Stolte