

BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

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

Board of Directors Meeting Minutes – 05/17/2021

Board Members:

Todd Haner – present
Katy Craig – present
Jason Craig – present
Jerry Kelly – present
Wayne Callaway – present
Melissa Rasico - Absent

Meeting time: 6:30PM
Zoom Meeting

Agenda:

Call to order: 6:30PM

1. Election of Board Positions for 2022 was held with the following results (website and contact information to be updated). Each individual below was nominated for their position, accepted the nomination, and was unanimously approved by all board members.
 - a. President/Webmaster – Jerry Kelly
 - b. Vice President – Todd Haner
 - c. Secretary – Jason Craig
 - d. Treasurer – Katy Craig
 - e. ACC Liaison – Melissa Rasico
 - f. Homeowner communications/GLIC Liaison – Wayne Callaway
2. Review 2022 budget – Corrected accounting for 2021, there was a \$5k error in where the carryover was in the spreadsheet, corrected treasurer report attached.
 - a. 2021 dues were \$325
 - a. Estimates for 2022:
 1. Insurance – estimated \$2,000
 2. Dock repair -\$100
 3. Pedestrian Gate Lock -\$30
 4. Neighborhood watch signs (2ea) - \$200
 5. Flags - \$75
 6. Dumpster - \$500
 7. Landscaping - \$750
 8. Park Mowing - \$1,050
 9. Park Furniture - \$1,000
 10. Park porta potty - \$600
 11. Sprinkler - \$1,500
 12. Utilities - \$1,500

13. Boat Ramp / Dock – \$5,000 to dock reserve. Last estimate \$15k to replace. Replacement expected spring 2023. Replacement cost is expected to increase 3-5% year over year.
3. Dues to be set at \$350 for 2022 due to estimated expenses.
 - a. Motion was brought to approve a \$25 increase from 2021 to \$350/lot for 2022. The motion was seconded, all approved.
 - b. There will be an option to pay online and will have an additional 3% for CC processing.
4. Schedule meeting for Jason N. road options review - June 7th 6:30-8:30PM.

Next Board meeting Tentative date: June 9th 6:30pm to discuss road project steps.

Adjourned: 7:27pm

Respectfully submitted,

Jason Craig, BLS 1st Filing HOA Secretary

HOA annual treasurer report 2021

1/20/2021 through 3/5/2022

Category	Q1	Q2	Q3	Q4	Q1 2021	OVERALL TOTAL	2022 Projected Budget
Starting Balance						\$ 10,169.82	
INCOME							
Annual Dues	0.00	8,775.00	3,775.00	1,800.00	0.00	\$ 14,350.00	
TOTAL DUES INCOME	0.00	8,775.00	3,775.00	1,800.00	0.00	\$ 14,350.00	
EXPENSES - First Filing Total (Includes Second Filing members)							
Dock						\$ -	100
Dumpster		482.50				\$ 482.50	500
Flags						\$ -	75
Insurance		1,991.00				\$ 1,991.00	2000
Landscaping Maintenance		250.00	355.00	105.00		\$ 710.00	750
Lawn Mowing		105.00	665.00	235.00		\$ 1,005.00	1050
Park Improvements					228.32	\$ 228.32	1200
<i>Reserve Fund for Park/Dock Improvement</i>				5,000.00		\$ 5,000.00	5000
PO Box fee		204.00				\$ 204.00	205
Portapotty		293.84	318.60			\$ 612.44	600
Sprinkler Maintenance		1,766.85	690.00	65.00		\$ 2,521.85	1500
Stamps				11.00		\$ 11.00	11
State Registration				10.00		\$ 10.00	10
Utilities	106.92	243.56	354.38	366.54	57.54	\$ 1,128.94	1500
Web Maintenance				287.76		\$ 287.76	120
TOTAL OPERATING EXPENSES	106.92	5,336.75	2,382.98	6,080.30	285.86	\$ 14,192.81	14621 348
Annual HOA Balance						\$ 157.19	
Total HOA Balance						10,327.01	

First Filing excluding Second Filing	
Road Maintenance	
Road Assessment Balance	\$ 2,060.00

OVERALL TOTAL						\$ 22,387.01	
Beginning Balance						\$ 10,169.82	
Income	\$ -	\$ 8,775.00	\$ 3,775.00	\$ 1,800.00	\$ -	\$ 14,350.00	
Operating Expense	\$ (106.92)	\$ (5,336.75)	\$ (2,382.98)	\$ (6,080.30)	\$ (285.86)	\$ (14,192.81)	
Road Assessment Balance	\$ 2,060.00					\$ 2,060.00	
Reserve Fund for Park/Dock Improvement				\$ 5,000.00		\$ 10,000.00	\$5000 in reserve for dock from 2020

current bank balance including escrows