

BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

P.O. Box 1656

Loveland, CO 80539-1656

Board of Directors Meeting Minutes 02/21/2023

Board Members:

Current President: Jerry Kelly- Present
Current Vice President: Todd Haner – Present
Current Treasurer: Katy Craig –Present
Current Secretary: Jason Craig – Present
Current Advisor: Melissa Rasisco - Absent
Current Advisor: Wayne Callaway - Absent

Agenda:

- Short Term Rentals
- Colorado HOA Law Updates
- BLS 1st Filing Roads
- Park Security
- Dock
- Set Annual Meeting

Meeting called to order 6:34 PM

- Discussed next steps for short term rentals (STR) and Larimer County STR laws in process. Larimer County has come out with draft guidelines/laws. March 15th is the next county review for the draft of the guidelines/laws. They are getting close to final draft and all homeowners are encouraged to review the drafts. June 1st is the deadline for approving the new guidelines/laws. A discussion was held regarding whether or not the HOA should change covenants to prevent STR's or defer to the county guidelines/laws for enforcement. This will be further discussed to get homeowner input at the HOA Annual Meeting.
- Significant updates have been made to the State of Colorado HOA laws. BLS 1st Filing HOA ByLaws and Covenants are severely out of date and the HOA will be required to update them to align with current state law. Jerry to start a draft identifying updates needed. Final updates will be reviewed with an HOA lawyer prior to presentation to the HOA for approval.
- At this point in time only 16 of HOA households are in favor of pursuing repair/reconstruction of our roadways. Due to lack of support this effort will be suspended for 2023. A discussion will be held at the annual HOA meeting regarding road maintenance in the short term.
- The topic of Park Security was discussed. A potential cost effective option was discussed, the initial investment would be \$500 for equipment and approximately \$100/month for service. This will be discussed further at the homeowner meeting to gauge homeowner interest.
- The new dock will be finalized and ordered this spring. When selecting the new dock, existing issues and weak points will be discussed with the manufacturer to ensure the same problems do not present themselves on the new dock. The new dock will again be a Roll-a-Dock and is intended to be similar in length and shape as the current dock. The existing dock will be sold with proceeds offsetting the new dock cost.
- The Annual HOA meeting has been set for April 10th 2023 from 6-8pm.

Meeting was adjourned at 7:42 PM

Respectfully Submitted,
Jason Craig
BLS 1st Filing Secretary