

BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

P.O. Box 1656

Loveland, CO 80539-1656

Board of Director's Meeting Minutes 8/1/2018

Board Members:

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 Absent
Vice President: Phil Hershman - 669-2436 Present
GLIC Liaison: Wayne Callaway - 970-593-0301 Absent

Donna Ebner and Bethanne Stolte, members of the ACC, also jointed the meeting to provide any backup information required for the agenda items regarding recent ACC decisions.

Meeting called to order 6:40 PM

Homeowner Request – ACC Decision around South Fence at 3547 Valley Oak Dr

- Nate Brown sent a letter to the BOD with a concern that approved plan to install a shared fence with the Egberts was not moving forward as documented by the ACC.
- The BOD reviewed the approved plan by the ACC and will be taking action to communicate with both Egberts and Browns to reiterate the decision made by the ACC on this manner.

Homeowner Request – ACC Decision around North Fence at 3547 Valley Oak Dr

- Nate Brown sent a letter to the BOD requesting that the BOD overturn a decision made by the ACC on the style and materials of a proposed north fence.
- The BOD decided not to reconsider the ACC decision.

Boyd Lake Place:

- Boyd Lake Place is the new development proposal for 98 homes to be developed south of Frank Rd. On July 23rd the Loveland Planning Commission approved the development.
- At that meeting all the Boyd Lake HOAs expressed concern about the additional traffic on our streets because the current plan makes Frank road one of the major access points to this new development.
- There is one final opportunity to influence the design of the development, a City Council Meeting on August 21.
- The board decided to work with the other two Boyd Lake Shores filings to provide a clear and unified message to the Loveland City Council about our concerns. Specifically, we want to require that the development open with access to the roundabout at Lost Creek Dr (this is the roundabout near the new High Plains school) and include measures to reduce traffic that will enter Valley Oak on Frank Road.
- Wayne Callaway, Todd Haner and Jason Craig will be spearheading our work on this and joining forces with the other filings to present a unified message at the City Council Meeting.

Road Maintenance:

- At our last BOD meeting we took the action to understand why Larimer County is directing us to provide repairs to our roads.
- When the subdivision was developed, a legal agreement (attached) with the county was filed that specified that division of responsibility between the County and HOAs for road maintenance. The simple summary is that the agreement specifies that the County's maintenance will be limited to "surface repairs". The HOAs will be responsible for everything else. This means that the County will chip seal roads. Unfortunately, chip sealing cannot be done indefinitely and eventually roads need to be resurfaced. The HOAs are responsible for road resurfacing, a VERY expensive project, which would be many times our annual budget. HOAs are also responsible for the concrete pans, which are the gutters in our roads.
- Other communities in our same situation have formed a Public Improvement District (PID). The PID provides a structure to collect funds and use those funds for a specific purpose.
- The Board decided to work with the other two Boyd Lake HOAs to form a PID to address our road maintenance issue.
- Although the current plan is to form a PID to solve our long-term issue with road maintenance, the PID will take several years before it is formed and has enough funds to be effective. Therefore, our HOA must generate a plan for road maintenance in the interim.

- We have replaced several of the worst concrete pans in the neighborhood. Beyond that we have asphalt that is severely worn down to dirt that need to be addressed soon.
- Phil Hershman will survey the development and provide a prioritized list of repairs.
- Phil will also reach out to the authorities doing the current work on Boyd Lake Avenue as we are hoping that as the new road work is done they could reach into our development to include a bad patch of asphalt near Yucca Pl and Boyd Lake Road.
- At our next Board meeting will solidify plans for interim road maintenance which will include assessing the costs going forward.

Next Board Meeting:

- September 10, 2018.
- Key Agenda Items
 - Update on PID work with other filings
 - Interim road maintenance plan.
 - Decision on parking lot maintenance

Old Business:

- Pavilion Roof was completed using a very cost-effective contractor.
- Sand at the beach has been moved off the boat ramp. The plan is to move the pile into the lake later in the fall as the lake level recedes. We understand that this will be an ongoing yearly or bi-yearly task.
- Boat Launch and Parking lot surface requires maintenance. Todd will get quotes and a decision will be made at the next BOD meeting.
- Park use by unauthorized people seems to be minimal lately.
- We have an action item to add a no trespassing sign to the boat dock.

Meeting was adjourned at 9:40 PM.

Respectfully Submitted,
Daryl Stolte

WHEREAS, the Larimer County Engineer and the Assistant Road Supervisor have recommended that Larimer County assume responsibility for the maintenance of streets in Boyd Lake Shores 3rd, a subdivision in Sections 5/8 of Township 5 North, Range 68 West, Larimer County, Colorado; and

WHEREAS, the said streets are paved to County Standards;

NOW, THEREFORE, BE IT RESOLVED:

- Henceforth and until further notice Larimer County shall accept and assume responsibility for maintaining the following streets in Boyd Lake Shores, 3rd Filing Larimer County, Colorado to the extent specified hereinafter:

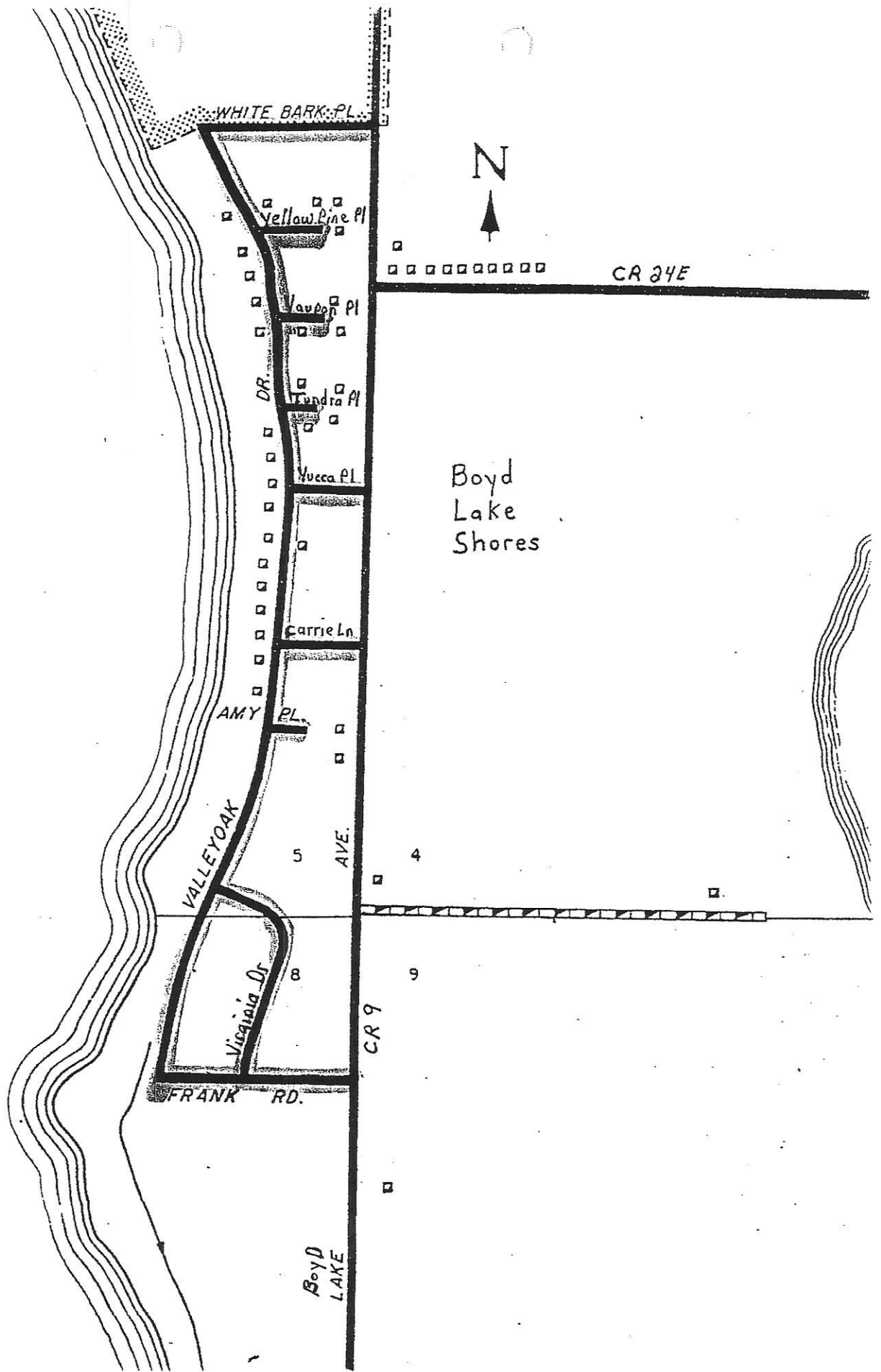
Amy Place	140 feet
Valley Oak Drive	2,000 feet
Virginia Drive	1,000 feet
Frank Road	<u>850 feet</u>
TOTAL:	3,990 feet = 0.76 mile

- The County shall maintain said roads to a standard to which said roads now exist. Maintenance, as described above, shall be limited to surface repairs to paved roadway, regrading of gravel shoulders as required and snow and ice control in accordance with County policies and procedures.
- Larimer County shall remove snow from the above named streets in Boyd Lake Shores, 3rd Filing as it does for other County secondary roads on a priority basis as determined by the sole discretion of the Board of County Commissioners, and then only if absolutely necessary in the opinion of the representative, employee, or agent of Larimer County, or the Contractor engaged by Larimer County performing such snow removal.
- The method of snow removal shall be at the sole discretion of Larimer County.
- Maintenance, as described above, is not to include resurfacing, if and when required, street sweeping, maintenance, cleaning and/or replacement of storm drainage system, and erection of new traffic control devices or pavement markings.
- Nothing herein contained shall be interpreted as an agreement by the County to improve the condition of the roads to a standard higher than which the roads now exist.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be recorded in the office of the Clerk and Recorder for Larimer County, Colorado.

Dated this 19 day of January 1983.

1- Applicant
 2- Planning
 2- Pub. Dept
 1- Ross
 - 1



WHITE BARK PL

Yellow Pine Pl

Valley Pl

DR. Tundra Pl

Yucca Pl

Carrie Ln

AMY PL

VALLEYOAK

Virginia Dr

FRANK RD



CR 24E

Boyd Lake Shores

Boyd LAKE

CR 9

5

4

8

9

AVE.

70

5

24
E

BOYD
LAKE

5-5-68

9

24

BE IT RESOLVED that all the oiled roads in the
BOYD LAKE SHORES SUBDIVISION
be, and they hereby are, added to the Road System of
the
COUNTY OF LARIMER

Motion *W. H. W. W. W.*

2nd *W. W. W. W. W.*

April 2, 1970
Date

John Michie
Chairman

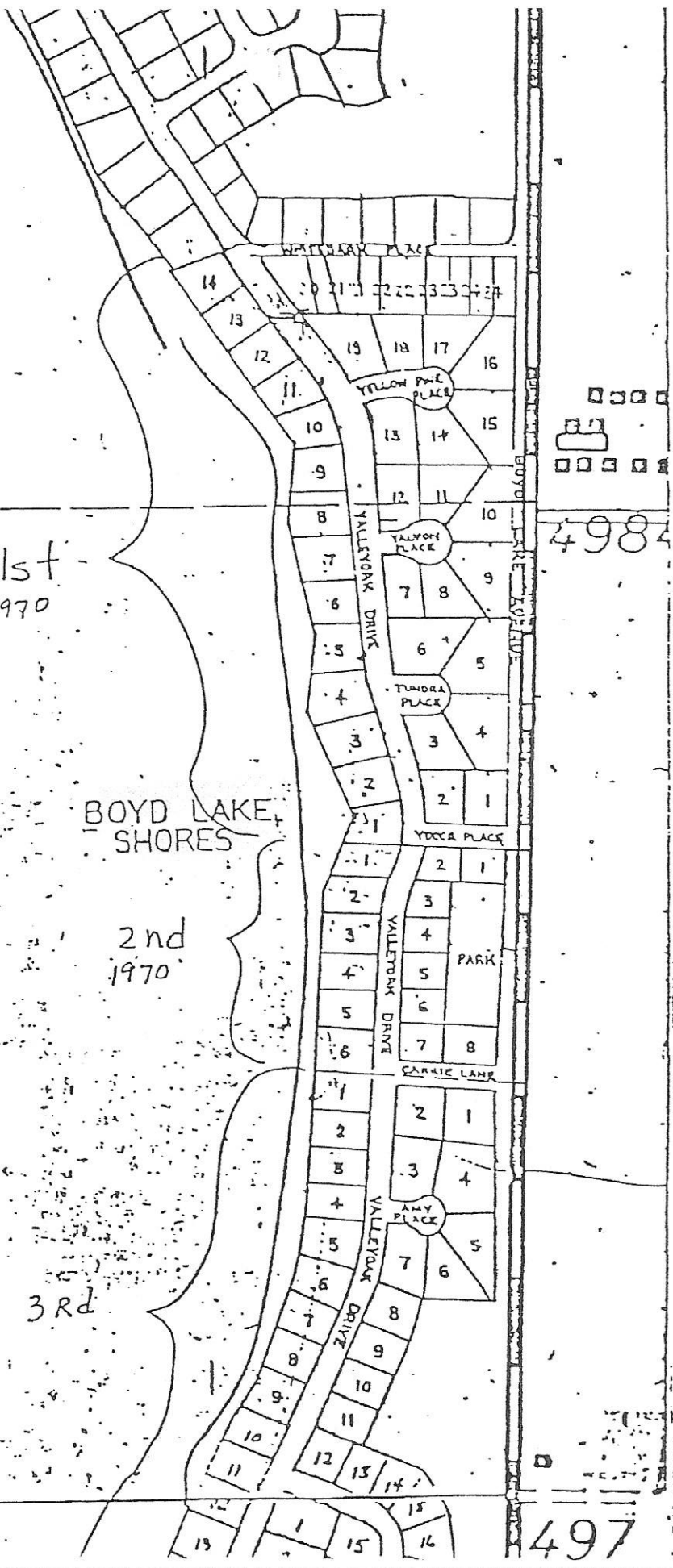
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1st
1970

BOYD LAKE
SHORES

2nd
1970

3rd



4984

497

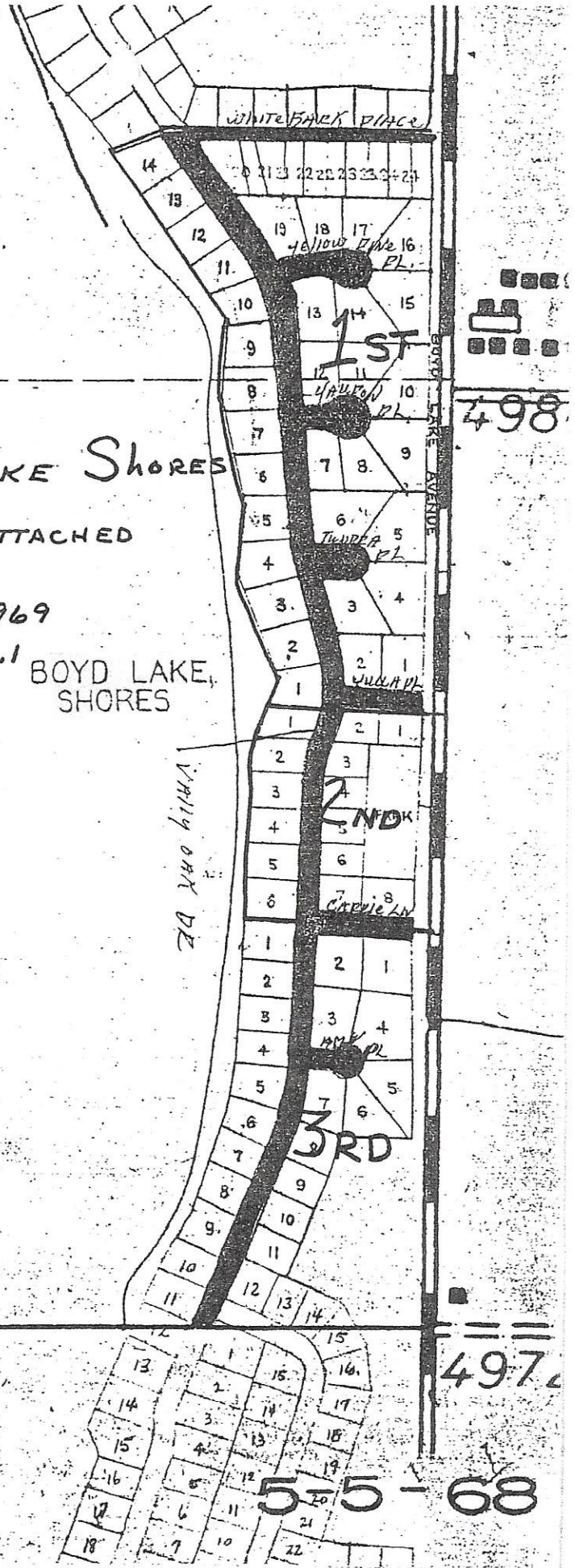
Boyd Lake Shores

Rd # } ATTACHED

MILES

DATE 1969

TYPE 0.1 BOYD LAKE SHORES



5

7

497

5-5-68

BOYD LAKE SHORES (5,8-5-68) COMMISSIONER DISTRICT 2

SUBDIV. NO.	STREET NAME	STREET NO.	SURFACE TYPE	LENGTH (MI)	WIDTH (FT)	YEAR ADDED	MAINTENANCE DISTRICT
0198-03	AMY PLACE	24A	PAVED	0.03	40	1983	4
0198-02	CARRIE LANE	24B	PAVED	0.06	40	1970	4
0198-03	FRANK ROAD	22W	PAVED	0.16	25	1983	4
0198	TUNDRA PLACE	24D	PAVED	0.03	60	1970	4
0198	VALLEYOAK DRIVE	9A	PAVED	0.43	40	1970	4
0198	VALLEYOAK DRIVE	9A	PAVED	0.37	40	1983	4
0198-03	VIRGINIA DRIVE	9A.5	PAVED	0.19	40	1983	4
0198	WHITEBARK PLACE	24G	PAVED	0.14	20	1970	4
0198	YAUPON PLACE	24E	PAVED	0.04	40	1970	4
0198	YELLOW PINE PLACE	24F	PAVED	0.05	40	1970	4
0198	YUCCA PLACE	24C	PAVED	0.05	40	1970	4

