

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

P.O. Box 1656

Loveland, CO 80539-1656

Board of Director's Meeting Minutes 10/15/2019

### **Board Members:**

President: Todd Haner -303-888-0957 Present

Treasurer: Katy Craig - 970-402-1991 Present

Secretary: Daryl Stolte - 970-663-9483 Present

Vice President: Phil Hershman - 669-2436 Present

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

Web Master: Jason Craig – Present

Social Organizer/ACC Liaison: Jeremy Puthoff - Present

Meeting called to order 7:04 PM

### **Old Business**

#### Road Update

- Representatives from our 1<sup>st</sup> Filing BOD (Jason/Katy/Daryl) have now attended two meetings of the 3<sup>rd</sup> Filing Road Board. Our objective is to follow the progress of 3<sup>rd</sup> Filing as they explore options for road maintenance. The 3<sup>rd</sup> Filing HOA is collecting \$120 from each homeowner to hire a company to assess the roads. They are also working to get competitive quotes from other companies to provide road maintenance recommendations and initial quotes.

#### HOA Rules

- We decided to push this discussion to the next BOD meeting.

#### Covenant Changes

- BOD realizes that there may be needed changes our covenants to handle some of the recent issues with ACC landscaping approvals. No progress was made at this meeting and this topic will be taken up at the next meeting.

#### ACC Liaison

- Jeremy was not able to attend the last ACC meeting. Also, unfortunately Jeremy will be moving out of the neighborhood so we will be looking for a new BOD member for next year.

#### Hale Request for work on GLIC property

- Approval for work in this area is the responsibility of the BOD. Katy agreed to write a letter approving the addition of rock to the existing rip-rap to protect against lake wave erosion.

#### Brown's request to plan bushes

- Katy will work with ACC and Browns to come up with a solution.

#### ACC Fence Guidelines

- Jeremy will work with the ACC to finalize these guidelines.

### **New Business**

#### ACC Request for Guideline Change for location of structures

- The ACC provided a set of guidelines to specify locations of structures and some landscaping focused on lake side lots. The BOD discussed this in some detail and ruled as follows:
  - The proposed guidelines suggested by the ACC go far beyond what is allowed as a guideline. Changes of this magnitude require a formal change to the covenants which will require a vote of all members.
  - The BOD does understand the ACC is working to fix shortcomings of the current covenants. The BOD is suggesting that changing the setback rules may solve the issues in a more straightforward and enforceable way.

#### Doug Fasolini Letter to BOD

- Doug has presented lengthy letters to the BOD regarding his claim to lake views asking for trees to be removed. This is not the first time Doug has made this request. The BOD

will respond to Doug reiterating that the covenants make no guarantee for lake views and we won't be reversing ACC approved plans for plantings.

Paxton's request for Dues Refund

- Paxton's have requested a refund for dues specifically for work done to repair roads in 2017. The complication here is that the Paxton's are members of two HOAs Filing 1 and Filing 2. It should be noted that there is a total of 6 lots that are in Filing 1 HOA and Filing 2 HOA. Further, the 1<sup>st</sup> Filing HOA covenants do not apply to these six lots. The assertion by the Paxton's is that they should not pay the full dues and have historically asked for refunds or adjustments to annual dues.
- The BOD has carefully reviewed the written documents for the formation of the First Filing HOA and see no provisions for any special adjustment to dues. The six lots that are also in 2<sup>nd</sup> Filing are **full** members of 1<sup>st</sup> Filing HOA and as such there will be no adjustment made to dues for these members. 1<sup>st</sup> Filing Covenant documents do not include the six lots presumably because it would be very difficult and cumbersome to follow two sets of covenants. In short, the controlling documents of the 1<sup>st</sup> Filing HOA and Covenants allow the six lots to have all the benefits of 1<sup>st</sup> Filing amenities without following 1<sup>st</sup> Filing Covenants.

Meeting was adjourned at 8:52 PM.

Respectfully Submitted,  
Daryl Stolte