

BOYD LAKE HOMEOWNERS ASSOCIATION, FIRST FILING

P.O. Box 1656

Loveland, CO 80539-1656

Board of Directors Meeting Minutes 11/13/2023

Meeting Time: 6:00PM

Location: Zoom <https://madwire.zoom.us/my/jerrykelly>

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 - Present

Agenda:

- Presentation of STR petition routed by Denny Brock.
- Review the document to remove the six (6) 2nd filing homes from our HOA.
 - If the board approves with the terms of the doc, set a date for a HOA meeting for the community to vote, including the 6 members of filing 2.
 - We need 65% or more in favor to pass.
- Review the doc to reinstate the Mason's back into the HOA.
- Review Fence completion
- ByLaw/Covenant Updates progress and next steps
- Review Budget
- Review Todd's discussion with Lawyer
- Set the HOA meeting date for 2024.
- Topics for the 2024 HOA meeting include:
 - HOA document updates required by the state. Attorney's working on this.
 - Covenant updates requested by the homeowners and board.
 - Short Term Rental discussion and vote to add to covenants.
 - Replace rusted out street drainpipe in the beach sand area, spring of 2024.
- Other topics for discussion

Meeting called to order: 6:11PM

- Denny Brock was unable to attend. No review of the STR petition was conducted.
- Document prepared by the lawyer to remove the 6 2nd filing houses from the HOA was reviewed.
 - A discussion was held on costs and payment for the legal fees. Board agreed 2nd filing is to pay for the legal fees and they are not to be shared with First Filing. Todd and Jerry will meet with the 2nd filing HOA to present the document and associated fees.
 - A motion was made "Accept the document to remove the 6 2nd filing houses from the HOA and present it to the HOA for a Vote at the annual 2024 HOA meeting." Motion was seconded, **All Approve**.
- The document to reinstate the Mason's back into the HOA was reviewed.
 - A motion was made "Accept the document of reinstatement and present it to the Mason's for execution to reinstate them into the HOA." Motion was seconded, **All Approve**.
- A discussion was held on the fence completion. Katy Craig reviewed the fence and created a punch list for the contractor to complete prior to final payment. The contractor completed the list and full payment was made. The Board will investigate staining the new fence in spring of 2024.
- Reviewed ByLaw/Covenant state mandated Updates.
 - Jerry and Todd met with the lawyer to discuss what is needed. Currently waiting for the lawyer to review and update the document.
- The Annual HOA meeting date for 2024 was set: Thursday, February 15th 2024, 6pm-8pm in person at Madwire and Zoom.
 - Topics for the 2024 HOA meeting to include:

- Progress and Plan update on HOA ByLaws and Covenants updates required by the state.
 - Vote to be held on ByLaw updates requested by 6 members of 2nd filing homeowners to remove them from 1st Filing HOA.
 - Discussion to be held on Short Term Rentals and vote to add to covenant updates or postpone to future.
 - Review 2023 financials and Budget for 2024.
 - Budget to include replacing rusted out street drainpipe in the beach sand area, spring of 2024.
- No additional topics were discussed.

Meeting was adjourned at 7:31 PM

Respectfully Submitted,
Jason Craig
BLS 1st Filing Secretary