

OLA Annual Meeting - February 13, 2019

Call to order: 6:25pm by HOA President John Lindstrom.

Approval of 2018 Minutes. Steve Cox moved to approve, Iain McLeman seconded.

OLD BUSINESS

Pembroke's property: Purchased by an Aspen/Toronto contractor, builder and will be a rental. Wires will be removed. Fire mitigation and landscaping planned.

Snow plow review: If Homeowners have any issues with areas not being plowed, contact Rick Larson directly: 303 941-9029

Gate repair:

- a. Homeowners discussed options – entering into an annual contract, switching to a different gate maintenance company, etc. John and Directors will look into options. In the meantime, call John, Iain or Steve with issues.
- b. Iain McLeman is handling all software programming needs. Send any phone number or contact changes to him.
- c. Gate keeper volunteer is needed to oversee maintenance, open/close operations. Charlotta Scott volunteered to assist. To manually open the gate, take the metal top off the pedestal, lift the arm up off the rotation post and physically swing open the gate. Call John 303 994-1593 immediately so he can keep both gates open until they are repaired.

Status of Forest Committee: Not discussed during the meeting. Half the Owners completed “tree inventories” last year and started thinning more trees from the sides of the roadways.

Status of updated Overlook documents: Articles of Incorporation, By Laws and Covenants are still being updated, and are in their final edit. Legal fees are at \$3,000 at this date.

NEW BUSINESS

Treasurer's Report:

- a. Prepared by Kevin Narans, presented by Bob Topp. Current budget includes no dues changes for 2019.
- b. Homeowners decided to postpone a vote to approve the budget until costs for island maintenance, legal, gate and taxes are better known.
- c. A straw poll vote found the majority of homeowners are ok with an increase in dues if necessary. Costs will be investigated by the Directors and the 2019 Budget will be voted on by the Homeowners via email.

Elect Class “A” Director: Kim Cox is stepping down. Kelli Anderson was voted in as a new Director to serve two years

Joining the Woods HOA Wildfire Protection Plan:

a.) Janet Quinn reviewed a meeting (attended by Janet, Iain and John) on participating in a Community Wildlife Implementation Plan. The group lead by John Chapman (retired US Park Service) gives HOAs direction on fire mitigation. A straw poll vote found all Homeowners in attendance interested in joining the group. More information provided in the email sent by Janet. b.) The Homeowners discussed fire department access in the neighborhood. It was suggested Homeowners with Chubb insurance sign up for the program that should there be a fire, the company sprays your home with foam.

Roll off date: Dumpster for slash May 25 – June 3rd.

Adjourn: 7:45pm

