

Meeting Minutes for ECHPOA

July 1, 2020

The meeting was brought to order by President Jodi Smith at 6:07pm. Those in attendance: Cyndie Sherriff, Crystal Dambrosky, Heather Prewitt, Pat McCrary, Jodi Smith, Terri Morton, Mike Felix, Sarah Bowman, Katie Prewitt, Ted Stein (6:40)

Roll call was taken by Cyndie Sherriff:

Heather Prewitt __X__ Cyndie Sherriff __X__ Crystal Dambrosky __X__ Jodi Smith __X__

Minutes for June will be approved at the August 5 meeting.

President's Report: The death of one of the tenants on June 30 was discussed briefly, Jodi also reported that she met with the remaining tenant prior to the meeting to let him know that we were having a meeting over by the corral and made sure that this would not disturb him. The tenant did agree to the meeting proceeding in this location.

Vice President Report: No report

Treasurer Report: Heather presented the Treasurer's report (see attached) and three invoices for reimbursements \$60 for an electrical repair, \$34.24 for diesel can and \$217.99 for the corral. The invoices were approved by the Board. Also, Heather presented the letter of re-instatement of the 501 (c) 7 from the IRS, it was back dated to 2010.

Secretary Report: Cyndie Sherriff reported that there were 57 members 22 new and 34 renewals, and 1 compensated membership. This is 11 short of budget.

Building Report: Cyndie presented the monthly inspection of the building it was in much better condition since the weekly inspections started. The lack of rent payment was reviewed by the Board and the tenants stopped paying rent in June and informed the Board that they would have to be evicted because they were no longer paying rent. The Colorado eviction situation does not allow for evictions currently.

Membership Report: There has been talk about a community garage sale the board determined that this would be discussed again in August, with potential dates in September for the 1st or 15th.

Pond Report The installation of the dry hydrant was discussed it will happen towards the end of summer. The stocking of the pond was discussed since all unnecessary expenditures have been suspended as of June 9 as determined by the board, the purchasing of fish has been tabled until August and potentially until the tenant/building situation has been remedied.

Corral Report Jodi discussed the water situation and that the cost is unstable due to the availability of water from Bailey. Loris was able to fix the pipes to the water tanks hopefully they will not leak again. The dumpster was picked up and all was good. All corral agreements have been signed and turned in.

Website Report The new website is live and should be ready by July 31.

Firewise: Luke will be holding bi-monthly work weekends for mitigation and the need for chipper services are still needed.

Old Business:

The meet-up with Barry Vann had not been scheduled, Cyndie will work on scheduling the meeting.

Revisions to the bylaws will continue to be on the website and available for comment.

New Business:

Holding off on all expenditures until building/tenant situation is resolved. Met June 9, 2020.

Unregistered vehicles on property and the right to tow, already signed by both tenants 6/20/2020.

Amendment to the lease:

Effective July 2, 2020 all **motorized** vehicles on the property at 86 Elk Creek Dr. Bailey, CO 80421 will be required to be registered with appropriate and current licensing displayed on the license plate and have inflated tires. Any vehicle NOT properly licensed by the effective date shall be considered abandoned and **can/may** be towed by the ECHPOA. Any costs associated with the towing or storage of such vehicle shall be the responsibility of the owner of the vehicle.

Jodi motioned to approve, and Crystal seconded, motion carried

PUBLIC COMMENT RELATED TO THE ABOVE ITEM

HP_x__CS_x___CD__x__JS_x___

The Board reviewed a request from a new owner to:

- 1)Remove and/or trim trees for fire mitigation. -The Board approved this request unanimously
- 2)Install an attractive "ranch style" (pole fence, 4 board, or similar) fence to contain pet dog as an integral and decorative part of the area- The Board will request more information and pictures
- 3)Install a garden in the back yard and enhancements to exterior living areas such as, but not limited to maintaining and improving deck, leveling patio and walking areas and generally improve the value and aesthetics of the property-The board did not believe this was covered in the covenants and would direct the owner to the County for deck approval.

Ted Stein mentioned at the end that he had concerns that we did not have a better place to meet given the tenant situation. The Board expressed to all that right now no meeting place were/are available given the short notice, no mechanism in the bylaws to cancel a meeting with no notice and due to the coronavirus no public meeting places are open. The board President did re-iterate that a conversation was had with the remaining tenant prior to the meeting and he had no issues with us meeting there.

Adjourn 7:21pm