

Board of Director Meeting Minutes for ECHPOA at the pond

July 10, 2020

The meeting was brought to order by President Jodi Smith at 4:00pm. Those in attendance: Cyndie Sherriff, Heather Prewitt, Jodi Smith, Mike Felix

Mike Felix brought 2 concerns to the Board; one was some individuals harassing individuals at the pond for trespassing.

The second issue was the need for aeration of the pond for the pond health and fish health. The board would be checking with the water district before allowing aeration by the POA.

Cyndie discussed the tenant/mail/PO Box situation that was brought to our attention on 7/10/2020. The deceased tenant's family was attempting to request that all mail at the property address 86 Elk Creek Drive Bailey, CO 80421(the building) be held. Cyndie was able to take the lease, which states that the Landlord's Mailing address is 86 Elk Creek Dr., to the Bailey Post Office. The Post Office attendant received the paperwork and said that the mail would not be held.

A motion was made to hire GO Property Management for \$85.00 per hour to handle the posting, evicting and any court proceedings to remove the remaining tenant and the board will authorize GO Property Management to do a cash for keys transaction of up to \$1,000.00 if the tenant will release the property to us without going to court. This was approved unanimously.

Cyndie Sherriff disclosed her business relationship with GO Property Management as a contract work that does not receive any commissions, referral fees or any other financial benefit from evictions.

Discussion occurred concerning the horse manure and the significant number of flies gathering because of the manure. This has become a health concern for the animals and surrounding properties, this was considered an emergency by the board. Heather provided current financials to support that funds were/are available for this expenditure. There was a motion to rent the largest dumpster available, this was passed unanimously.

There was discussion concerning the water levels at the pond and that we should consider stocking the pond in May or June of 2021, there was discussion of installing a donation box at the pond and using fly predators at the corral. These discussion items will be on the agenda for August.

Meeting adjourned 5:45pm