

Enchanted Forest Estates (EFE) HOA Meeting Minutes
August 14, 2022

Mary Lasser opened the meeting at 5:00 PM MDT.

The following EFE Board Members were present:

Mary Lasser - President
Elliott Rice - Vice President
Treasurer - Laura Klump
Secretary - Mike Neith
Fifth Member at Large - Christine Richards

The following EFE Homeowners were present:

Tom & Christine Richards
Jim & Peggy Lewis
Joe & Jan Pielech
Sean & Barb Hembree
Dave Wingert & Patt Holder
Elliott Rice & Amy Smith
Don & Sheri McCullough
Miles & Isabel Comeau
Jimmy & Sonja Funderburk
Brian & Hannah Lessels
Ed & Lisa Craft
Eric & Lauren Milan and Cedar
Eric & Josie Milan
Tony & Laura Klump
Mary Lasser
Mike Neith

Introduction and Thank You's

Mary opened the meeting by passing out the Agenda, Financial Reports and FAQs.

- Thank you to Jim & Peggy Lewis for hosting the meeting for the 2nd year in a row.
- Thank you to Tony Klump for buying and mounting a black drop box at the middle entrance, by the mailbox units on the left-hand side. Residents can now put their assessments or whatever other mail in that Dropbox. Laura Klump will be collecting everything placed in the box.
- Thank you to Tom Richards for mounting the Firewise signs for Amy and Jan.
- Thank you to Christine Richards for helping with WordPress and getting the content set up on the website.

1st Topic discussed - Financial Reports

- Laura discussed the Profit and Loss Statement and reported that we only received ~ \$40,000 in Homeowner's dues during the period from August 2021 to July 2022. The total expenses for that period was ~ \$53,000, resulting in a Net Income of over -\$12,000. If it wasn't for the grant, we received of \$8,840, we'd be in even worse shape. Overall, the Net Income for last year was -\$3,618.94. Without increasing Homeowner's dues, we will be unable to maintain a balanced budget.
- There was a question to Laura about how many Homeowners failed to pay. Laura reported that she was able to get everyone to pay except for one person and there are three lots for sale for which dues will be collected upon there sale.
- Mary asked Laura to give an update on her request to change banks. Laura reported that she received some assistance with getting TBK Bank to do remote deposits, so we are staying with TBK for now.
- Laura reported that she is now emailing invoices to everyone with an email address.

2nd Topic discussed – Results of Ballot Vote for Proposed HOA Assessment Increase

Mary introduced the Elections Committee of Jim & Peggy Lewis. Jim then reported the results of the ballot vote for the Proposed HOA Assessment Increase. Jim reported that of the total of 80 lots, 76 were eligible to vote. Four were not eligible because they were in arrears on assessments. The results were:

- 49 lots cast votes
- 27 lots chose not to vote
- 36 votes were in favor
- 13 lots were opposed
- The measure passed with 73%, exceeding the 67% required to change the Covenants
- Jim thanked everybody who voted, no matter how you voted, stating you should always, always let your opinion be heard.
- Mary then stated that invoices for \$700 will be going out soon for all lots except 1,2 & 8, and that you can still pay in two equal installments not later than October 1st and April 1st.

3rd Topic discussed – Complaints about Motocross/Dirt Bikes

Mary reported that there have been multiple complaints from residents about kids riding motocross or dirt bikes in the community.

Some of the concerns expressed were:

- it's an inappropriate use of EFE roads
- we are a residential community, not a motocross course
- it's a noise disturbance
- there are safety concerns; they're unlicensed, they don't have safety features like turn signals and lights
- it's a liability issue if someone should get into an accident

- they've been observed racing each other at high speeds
- there's been reports of destruction to the easements because they ride down off the easements in the mud
- they scare wildlife and a lot of people aren't happy about it

Several people noted that these are good kids. A mental health professional at the meeting noted that this gives kids a healthy outlet. The issue at hand is not if these are good kids. The issue is that residents are complaining and EFE is a residential community, not a Motocross/Dirt Bike Course. While mental health is an important factor for kids, it is not a justifying reason to allow kids to use our community as a Motocross/Dirt Bike course. The well-being and mental health of all our homeowners and residents, not just kids, should be the focus.

4th Topic discussed – HOA Frequently Asked Questions

Mary referenced the last page of the handout describing some frequently asked questions that she's been receiving. Please see **Attachment – Enchanted Forest Estates HOA Frequently Asked Questions** for applicable Covenant references.

1st Question - What should I do before I build anything on my lot?

- Contact the Architectural Committee first. Peggy Lewis and Barb Hembree are your points of contact and can be reached by email at azstory@mac.com or barbhembree@gmail.com.

2nd Question - Can I do a VRBO or an Airbnb rental on my lot?

- Per the covenants in writing, all the leases must be for a minimum term of one month. This was done intentionally to discourage short-term rentals.

3rd Question - My neighbors leave their dogs outside when they're away, and the dogs bark nonstop when they're home. What should I do?

- The covenants state that you're responsible for ensuring your pets don't become a nuisance to others.
- Mary suggested that if you're comfortable and if it's a friendly situation, to approach your neighbor in a friendly way. They probably don't even know that their dogs are barking when they drive off and they're outside. In some situations, it might not be a friendly situation, or you might not be comfortable. In that case, come to the board and we will notify the homeowner in a friendly way and start there.

4th Question - Can I camp out on my lot?

- If you have a developing lot and there's no home on the property, bylaws state that you can use a recreational vehicle for up to one month per year unless you get a written extension granted by the board. Otherwise, camping is not permitted on your lot.

5th Question - Can I shoot guns with Enchanted Forest Estates?

- You cannot discharge firearms unless as permitted by Colorado law in defense of your property or your life

5th Topic discussed – CWPP Committee Report

Mary introduced Jan to provide the CWPP report, Jan reported that:

- The committee has completed the Enchanted Forest Road Right-of-Way Mitigation Project for 2022. The HOA board approved \$22,200 and the committee members have feelers out to Wildlife Adaptive Partnership for any kind of grant or matching funds. There were no funds this year. John Westrup and his crew of four sawyers completed the job. They went over budget by \$225 from the original bid but did not charge us for the overage. Some trees originally identified for removal (pink tags) were not removed due to the limited funds for this project and some of the trees were more technical trees or required LPEA to shut off power before they could be taken down.
- The committee has attained a bid from Fire Smart for the 2023 mitigation season and that would complete our projects. In 2021, Skyline Drive was completed, in 2022, the Enchanted Forest Drive loop was completed. The last project to be completed would be Mountain Shadow and Blue Spruce.
- The committee asked to leave the remaining trees marked to allow homeowners to decide to either remove the tape or take down the trees themselves.
- The wood from the downed trees is available for the homeowner's use or if they do not want it is available for anyone in the community. It must be removed by August 27th, or it will be offered to interested parties outside the community.
- The committee had one slash chipping day in 2022, originally scheduled for May 26th and 27th. The contractor, Lone Elk, had to postpone because their crew got called out on the fires in New Mexico. This is an annual service that has been provided by your HOA dues and this year we had 27 lots that took advantage of the chipper. The total cost for the chipping day this year with Lone Elk was \$1,965. Upper Pine used to provide this service for \$500/day but recently purchased a new chipper and increased their rates to \$1,500/day but they are rarely available due to fire responses.
- Jan reported that she is currently working to renew our National Firewise neighborhood status and emphasized the need for reporting fire mitigation hours to help support grant applications. This award depends on hours, money spent, miles traveled, biomass. Whatever you want to report to us, we'll take it. Landscaping cost can also be counted if the work is helping to prevent firebrands from igniting your home or outbuildings within zone one or two. Any work or cost for contractors make to your driveway to make them wider or to provide an emergency turn around that can be counted. If you have any doubt, send it to us. We'll count it. These hours are reported to the National Firewise and the local Wildfire Adaptive Partnership.
- Jan reported that her and Amy are still waiting for finalization of our Community Wildfire Protection Plan 5-year update from participating agencies. Jan and Amy have also been participating in a study with a visiting Ohio State University graduate student on wildfire risk mitigation in Colorado. The study is titled CoNIFER, Community Networks in Fire-

Environment Resilience and is concentrating on the neighborhood CWPP's in the state of Colorado.

- Jan then announced that Amy will be retiring from the CWPP Committee and that she will be staying on for a little while as a Firewise Ambassador to act as a liaison between Firewise and the different partners and the committee. They are looking for members to step up and take over and are more than happy to help with the transition.

6th Topic discussed – Road Committee Report

Mary introduced Sean & Tom to provide the Road Committee Report.

- Sean reported that he and Tom had been in discussions with Justin McCarty about our fall expenditures. They will be prioritizing clearing the ditches along the road that have been silted in. They'll also do some scraping just to clean up some of the runoff damage and fill that in and then if there's any remaining money, they'll look at the road base. There are a couple of places where smooth stones are emerging and it's something that can damage equipment.
- They anticipate going back to Justin McCarty for another contract for snow removal. Several homeowners contract with Justin to have their individual driveways plowed and they hope to have that information soon.
- Sean stated that they feel like they can continue with the dues increase really taking care of the roads and taking care of snow removal without a ton of problems.
- Sean reported that dust mitigation, at this time, is cost prohibitive. It would require an annual line item in the budget because it would need to be done annually for approximately 5 years and then it would probably go to every other every third year.
- Lastly Sean requested, on behalf of the Road Committee, please follow the speed limit. The irony is that with good roads people tend to drive faster, but speed is one of the main contributors to our roads deteriorating and to wash boarding. Also, it would be tremendously helpful if homeowners could take some responsibilities for keeping their ditches cleared out. Large objects, things that divert water or allow silt to build up, usually can be handled by typical homeowner without a ton of difficulty. They think some Community workdays might have some value too.
- Jan cautioned that if you do your own ditch work, be aware that that your phone line is in that ditch. In the past when they would work on the ditches, and they would dig up the phone lines and mess up the phone communication.
- Tom reported that he is in the process of ordering a few more 15 mile an hour speed limit signs and some "Please Mind your Dust" signs.

8th Topic discussed – HOA Website Progress

- Mary introduced Christine to provide an update on the HOA website. Christine reported that she has rebuilt the website in **EnchantedForestEstatesHOA.org** and that it's work in progress, but a lot of the basic information is up there. She stated that if any committee wants her to put on the website, please let her know. Christine will be taking over the maintenance of the website going forward.

- Laura mentioned that she has not been receiving invoices from the website provider. It was suggested that Laura get a debit card for our account at TBK which could be used to pay for the service.
- It was decided that the website could be used for both external parties, like realtors, to get access to the Bylaws, Covenants, financial records, and meeting minutes and also for homeowners, especially those that do not use social media, to access community information.
- Mary agreed to work with Christine to provide all the latest quarterly documents to Christine to upload to the website.

Mary adjourned the meeting at 6:22 PM MDT.