

Enchanted Forest Estates (EFE) HOA Meeting Minutes
December 4, 2022

Mary Lasser opened the meeting at 4:00 PM MST. The meeting was conducted via Zoom.

The following EFE Board Members were present:

Mary Lasser - President
Elliott Rice - Vice President
Treasurer - Laura Klump
Secretary - Mike Neith

The following EFE Homeowners were present:

Amy Rice
Jan Pielech
Patrick Leahy
Amy Paylor

1st Topic discussed – Covenants

- Mary reported that the covenants have been updated to reflect the new annual assessment rates that were approved by the HOA members this past year. The updated covenants have been notarized and recorded with the La Plata County Recorder. Mary will create a PDF that will be distributed with these meeting minutes. She will also provide a copy to Christine Richards to upload to the EFE website.

2nd Topic discussed – Financial Reports

- Mary shared her screen and displayed the EFE Profit and Loss Report.
- The homeowner dues collected to date are \$38,520.
- With expenses of \$19,967.57, our Net Income is \$19,728.60.
- Mary then discussed the Accounts Receivable Aging Summary Report, a list of outstanding assessments to date. It includes those homeowners that decided to split their payments with the 2nd payment due by April 1st, 2023. The outstanding balance is \$15,960.80.
- Mary then displayed the Balance Sheet. The most important takeaway from the Balance Sheet is the Current Assets, \$14,992.37 in the Operating/Checking account and \$25,309.16 in the Money Market account for a Total Current Assets of \$40,301.53.
- Laura confirmed that we did not change banks and we are still with TBK.
- Mary then discussed the draft budget. She noted that it is not complete, and she still needs more information. Assuming everyone pays their dues, we could expect total revenue to be \$52,400. The Expenses are estimated, and several are marked "On Hold" until more information can be gathered. Mary went through and explained how she arrived at the estimates for each of the expenses listed. Based on the assumptions, we would have a remaining balance of ~ \$13,120 to be budgeted.

- Mary asked Jan when we would need to provide a commitment to John Westbrook for Fire Mitigation. Jan reported that he'd like a commitment by February and that he had us penciled in for the July timeframe.

3rd Topic discussed – Update on Dirt bike complaints

- Mary reported that the Board formally agrees with our residents that it is not an appropriate for these bikes to be on our roads and will kindly ask all the residents formally to refrain from this activity. If this continues, we can formally initiate a vote to amend the covenants to formally prohibit the activity.

4th Topic discussed – Unattended dogs in the neighborhood

- Mary reported that there have been multiple complaints about two white dogs freely roaming the community. She stated that dogs should be supervised by their owners at all times and not roam freely or unattended in our community and that residents have an obligation to keep their dogs off other residents' property. Mary said she would send the owners a written notice to make them aware of the policy.

5th Topic discussed – Request to amend the Covenants to allow chickens

- Mary said we had received another request from Sarah Chapman to amend our covenants to allow chickens.
- Mary reported that we had a similar request in 2020 and we went through the process to conduct a vote and it was rejected by the residents.
- The Board is not in favor of acting on this new request.
- She will communicate the decision back to Sarah Chapman.

6th Topic discussed – Additional Road Signs

- The Board has decided to add additional road signs at the three entrances stating "Private Road & No Trespassing".
- This is being done to prohibit hunters from accessing public land using EFE roads.

7th Topic discussed – Improvements to EFE stone monuments at the entrances

- Mary reported that David Barstow, a resident, sent her an email and said that he has secured private funding to enhance our three Enchanted Forest Estates stone monuments. They're going to just basically do some boulder movement from what's around that area and it's not going to cost our HOA anything. The work is tentatively scheduled to start the first week of December.

8th Topic discussed – CWPP Committee Report

- Jan reported that although both her and Amy have stepped away from the CWPP Committee, they are still pursuing getting the CWPP updated. She expects to have an update in the spring.
- Jan stated that she would like to notify John Westbrook by February if the Board intends to fund the full or partial fire mitigation project this year.
- Jan also reported that she usually ran Chipper Day but will not be doing so this year. If the Board is interested in doing it this year, they will need to find someone new to organize it.
- We are still looking for volunteers to take over for Jan & Amy.

9th Topic discussed – Road Committee Report

- Mary stated both Sean & Tom were unavailable to attend today's meeting and she would provide an update.
- Mary reported that Sean and Tom had met with Justin McCarty in October and had negotiated a new snow removal contract.
- Mary had contacted Justin McCarty and he stated he would be sending the contract this week.
- For road maintenance, McCarty combined the spring and late summer work, and it came in as a single invoice in October. The combined cost was \$18,351, which was much more than expected or in past years.
- Laura asked what the cost of snow removal was last year. Mary said she thought it was about \$13,000.
- Jan asked if the \$19,000 Mary used for the budget estimate was a commitment from McCarty. Mary responded that is supposedly the commitment, but she doesn't consider anything finalized until we have the paper contract and the board reviews it and signs it.

10th Topic discussed – Architectural Committee Report

- Peggy Lewis was not in attendance so there was nothing new to report.

11th Topic discussed – HOA Website Progress

- Christine was not in attendance, but Mary reported that she had completed the change from GoDaddy to HostGator and we had a new URL for the website - **EnchantedForestEstatesHOA.org**.
- Mary stated we will get the updated covenants that reflects the latest assessment change posted to the website.

12th Topic discussed – Other Items

- Future meetings will be held March 5th, June 4th, and the Annual Meeting on August 13th.

- Laura mentioned that she has received the TBK debit card and it's available if we need to use it for any purchases.
- Mary reported that she had to pay \$113 to the La Plata County Recorder to record the new Covenants. She has the receipt and will submit it to Laura for reimbursement.
- Jan reported that she receives a security warning when trying to access the website. There were also questions about how the Board members could access their EFE email.
- Mary asked Mike to follow-up with Christine about the security issue and the emails.
 - **Follow-up - Christine sent an email to the Board members in early October with directions on how to access their EFE emails.**
- Elliott asked about who can use the debit card. Laura reported that the card is only under her name.

Mary adjourned the meeting at 4:43 PM MST.