

**Enchanted Forest Estates  
Annual HOA Meeting Minutes  
August 13, 2023 @ 4:00-7:00pm MST**

The Potluck/Social started at 4:00pm MST.

The following EFE HOA Board Members were present:

1. Mary Lasser – President
2. Elliott Rice – Vice President
3. Laura Klump – Treasurer
4. Christine Richards – Member at Large

The following EFE Homeowners were present:

1. Mary Lasser – 489 Enchanted Forest Drive
2. Hilary Parker – 18 Enchanted Forest Drive
3. Barb Hembree – 204 Skyline Drive
4. Lori Niewold – 43 Skyline Drive
5. Lawrence Niewold – 43 Skyline Drive
6. Patt Holder – 981 Skyline Drive
7. David Wingert – 981 Skyline Drive
8. Jan Pielech – 1292 Skyline Drive
9. Joe Pielech – 1292 Skyline Drive
10. Mica Goldfeder – 133 Mountain Shadow
11. Ken Huls – 133 Mountain Shadow
12. Amy Smith – 345 Skyline Drive
13. Elliott Rice – 345 Skyline Drive
14. Sheri McCullough – 503 Mountain Shadow
15. Don McCullough – 503 Mountain Shadow
16. Joey Hattiis – 780 Enchanted Forest
17. Aanchal Tiwari – 780 Enchanted Forest
18. Christine Richards – 250 Skyline Drive
19. Tom Richards – 250 Skyline Drive
20. Sonja Funderburk – 26 Shadow Court
21. Jimmy Funderburk – 26 Shadow Court
22. Pam Schwartz – 357 Enchanted Forest
23. Craig Schwartz – 357 Enchanted Forest
24. Laura Klump – 114 Mountain Shadow
25. Tony Klump – 114 Mountain Shadow

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Mary Lasser opened the In-Person Annual HOA Meeting at 5:00pm MST.

1. Thank You to the following:
  - Thank You to Hilary and Roy Parker (18 Enchanted Forest Drive) for hosting the EFE Annual HOA Meeting.
  - Thank You to everyone for bringing all the amazing food for the Potluck.
  - Thank You to Mike Neith, Peggy Lewis, Hilary Parker, and Laura Klump for doing the Financials Audits for the 2021-2022 and 2022-2033 Fiscal Years.
  - Thank You to Tony and Laura Klump for removing the old peeling numbers on the mailboxes and installing the new numbers.
  - Thank You to Craig Schwartz for repairing the Information Board on the left side of the mailbox structure.
  - Thank You again to David Barthel and the anonymous donors that did the beautification project at the 3 entrances. They look AMAZING.
  - Ken Huls and Mica Goldfeder thanked everyone for the warm welcome to EFE.
  
2. Mary welcomed the following New Owners:
  - Lot 34 (Undeveloped Lot) – 1096 Skyline Drive – David Barthel & Shafa Negahban
  - Lot 60 (Undeveloped Lot) – 429 Enchanted Forest Drive – David & Paula Mariette
  
3. Mary reviewed the following Financial Report:
  - 2022-2023 Fiscal Year – The fiscal year August 1, 2022 – July 31, 2023 has ended.
  - Unpaid HOA Assessments – There are still \$3520 in unpaid EFE HOA Assessments. Interest and penalty charges are being accrued for these outstanding amounts.
    - Lot 21 – \$360 – 542 Mountain Shadow
    - Lot 25 – \$700 – 775 Skyline Drive
    - Lot 41 – \$700 – 58 Enchanted Forest – Laura Klump noted that we received this late payment right before the meeting.
    - Lot 42 – \$700 – 149 Enchanted Forest
    - Lot 80 – \$1060 – 902 Enchanted Forest
    - Total – \$3520
  - Critically Low EFE HOA Funds – The total money in our Operating and Reserve Accounts is \$9,229.88. This is due to unpaid HOA Assessments, increased snow removal costs, increased road maintenance costs, and using reserve money for fire mitigation in 2020/2021 & 2021/2022. The HOA is not funding any Chipping, Fire Mitigation or Social Functions this year.
  - Snow Removal & Road Maintenance – We have requested a bid from Justin McCarty for the upcoming 2023/2024 year. For this past 2022-2023 year, snow removal costs were \$17,500 and road maintenance costs were \$24,218.27. The road maintenance exceeded our \$18,500 budget by \$5718.27. The increased cost was due to road damage from the huge snow amounts and snow melt.

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- Potential for a Special Assessment – Based on our current financial state, the board is strongly considering a Special Assessment. Mary Lasser asked for feedback from residents. The feedback included: This is necessary as it goes towards our infrastructure. Snow Removal and Road Maintenance are not optional. Even though our HOA Assessments are \$700, this is a relatively low amount compared to other similar communities. We need to be prepared financially to address unplanned road issues in our community. If the special assessment was \$300 and we have 78 lots, that would be \$23,400 in special assessment revenue.
  - Financial Audits – Audits were completed for the 2021/2022 and 2022/2023 years.
  - 2023/2024 HOA Assessment Invoices –
    - Invoices will be sent by email this month (and mailed to a few without email).
    - Lots 1, 2, 7 & 8 are \$150. All other lots are \$700.
    - The Payment Due Date is Full Payment by October 1, 2023 -OR- Half Payment by October 1, 2023 & Half Payment by April 1, 2024.
    - Mary stressed that owners need to be attentive to paying by the Due Dates. Going forward, Interest and Penalties will be charged for all late payments.
    - If anyone is need of an alternate Payment Plan, it is the responsibility of the owner to contact the EFE HOA Board to discuss and confirm a payment plan BEFORE the due dates.
    - For local residents, payment can be placed in the Black Drop Box on the left side of the mailbox structures.
  - EFE Budget vs Actual 2022/2023 report – See the attachment.
  - EFE A/R Aging Summary report – See the attachment.
  - EFE Balance Sheet report – See the attachment.
  - EFE Profit and Loss report – See the attachment.
4. Tom Richards reviewed the Road Committee Report.
- See the attachment.
  - Please check your culverts and ditches and make sure they are free of debris. If you need assistance clearing debris, please notify the EFE HOA Board and Road Committee.
  - If you see water flowing across a roadway during/after a rainstorm, there is a good chance that the ditch and/or culvert are blocked or insufficient. Don't ignore it because it will erode the road surface. Please notify the EFE HOA Board and Road Committee.
5. Barb Hembree reviewed the Architectural Committee Report.
- See the attachment.

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6. Mary Lasser reviewed the Community Wildfire Protection Plan (CWPP) Committee Report
  - There are no members on this committee.
  - Elliott Rice offered to join this committee. Mary Lasser offered to join this committee.
  - Jan Pielech noted that she is continuing as the Wildfire Adapted Partnership (WAP) Neighborhood Ambassador but will not be on the CWPP Committee.
  - Due to the financial constraints noted above, the HOA will not be funding any Chipping or Fire Mitigation this year.
  - Jan Pielech noted that WAP still has funds for chipper reimbursement in case individual residents are interested.
  - Vallecito Summer Slash Depot – June 16, 17; July 20, 21 and August 18, 19. To volunteer or for more information please email Marilyn at McCord.M@protonmail.com.
  
7. Mary reviewed the notices sent for violations of EFE Covenants.
  - Lot 36 – 1234 Skyline Drive – Violation Emailed 8/2/23 – The home is listed for lease on AIRBNB for less than one month.
    - Response from Homeowner on 8/2 – Thank you for reaching out. I assure you we have complied with the 30-day requirement. The listing is not indicative of what the terms of the rental end up being. Anyone that contacts us we respond with the requirement of 30 days and proceed from there if they choose to proceed. Any and all rentals have been 30 days and if you would like I can provide a copy of all the agreements to date.
    - Copies of the rental contracts were sent to Mary Lasser. Mary requested that copies of all future rental contracts be sent as well.
  
  - Lot 70 – 8 Spruce Court – Violation Emailed 8/2/23 - Multiple residents have complained about their dogs barking and roaming unattended and on the property of other residents. One of the dogs has also shown aggressive behavior towards residents.
    - Response from Homeowner on 8/3 – Thank you for the notice. We have already been in contact with fencing companies in are working on the issue. We will make sure they are not unsupervised again.

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8. Other Topics from Residents

- Mary Lasser reviewed 2 emails from Beth Orzell (Lot 56 – 357 Blue Spruce) regarding Blue Spruce Drive.

- June 24 Email from Beth – I read the meeting notes and did not see anything in there about permanently fixing Blue Spruce Road. I know that rocks were added but we are still sinking when driving over the runoff location in the road. What are the plans for that?

Mary's Reply on June 24 – The root problem on Blue Spruce was that the 2 culverts were blocked under the road. So, the extensive snow melt was flowing up and over the road surface. We paid to have multiple workmen in waders clear both culverts. In addition, we paid to have a deep layer of large heavy river rock laid over that entire road surface to prevent it from washing away. I've walked and driven the road since the repairs. I think the "sinking" you mention is the large river rock that by nature moves and shifts under pressure/weight. It's not ideal but was a good stabilizing solution at the time. This area is on our "watch list". But we do not have any immediate plans to do any further work. Based on our budget constraints, we will be asking residents to pitch in and do some team work on problem areas over the summer. We have a reserve pile of small gravel that we paid for several years ago. We may need to rake off some of the large river rock in that area and fill in with some of the smaller gravel. I've copied the Road Committee (Sean Hembree and Tom Richards) and EFE HOA Board on this email too.

- July 28 Email from Beth – We are trying to get a propane tank dropped off and set to move in. The propane company had concerns about getting his truck over the road in its current condition. Again, what are the plans for the road? There is stone at the beginning of the entrance. Can that be used to repair the road? My husband is willing to fix it using the stone with his tractor. We want to move in, and the road is unacceptable as is. What are our options? We chose this development because our realtor said the roads are well maintained.

Mary's Reply on July 28 – Are you and your husband available tonight or sometime this weekend to meet at this location on Blue Spruce? My opinion is that the large round river rock is the problem. It moves and shifts when vehicles cross it. When the culverts were clogged, the river rock was placed there only to allow the heavy snow melt water to flow across the road surface without eroding the road base. It serves no purpose now. The culverts are clear. The heavy snow melt water is gone. I think the large round river rock should be moved to the edges of the road as a barrier for potential future rain/snow melt. Then if needed, the small gravel pile reserve can be added. I'd like to meet with you and your husband at that spot first before I give the OK to do anything.

- Feedback at the meeting included: This was the first year that anyone remembers water flowing over Blue Spruce Road at that spot. The 2 culverts under that spot should be checked and cleared before winter. We should look at

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immediate, short-term solutions like moving the round river rock to the berms and adding gravel from the reserve pile if needed. If the water flow persists in the future, long-term solutions might include concrete with berms or replacing with bigger culverts. We would have to get bids and budget for something like this.

- 15 MPH Speed Limit – The speed limit on all EFE roads is 15 MPH. There have been numerous complaints about drivers going way too fast on our roads. Look at your speedometer and slow down.

9. Election of EFE HOA Board of Directors

- The Elections Committee (comprised of Jan Pielech and Hilary Parker) counted the ballots that were emailed, mailed and hand delivered.
- President – Sean Hembree, Tom Richards and Elliott Rice were listed as Write-In Candidates. But they did not agree to be candidates, so they were omitted. Ken Huls graciously offered to serve as President. And a hand vote was unanimous in approving the candidate. Mary Lasser will mentor, train and support Ken.
- Vice President – Elliott Rice was re-elected for another 2-year term with 11 votes.
- Secretary – Mike Neith was re-elected for another 2-year term with 12 votes.
- Treasurer – Laura Klump was re-elected for another 2-year term with 12 votes.
- Member at Large – Mary Lasser automatically moves into this position as immediate past president. Mary thanked Christine Richards who had been in this position for the last 2 years.
- The newly elected EFE HOA Board for the next 2 years (August 2023-July 2024 & August 2024-July 2025) are:
  - President – Ken Huls
  - Vice President – Elliott Rice
  - Secretary – Mike Neith
  - Treasurer – Laura Klump
  - Member at Large – Mary Lasser

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10. EFE Website

- <https://enchantedforestestateshoa.org/>
- Christine Richards maintains the website.

11. EFE Facebook Group

- There is a private Facebook group for residents only called “Enchanted Forest Estates HOA.
- Go to this link: <https://www.facebook.com/groups/237667986993523>
- Click “Join Group”.
- Christine Richards will confirm if you are a resident and give you access.

12. Please mark your calendars for the following future EFE HOA Meetings:

- December 3, 2023 @ 4-5pm MTN
- March 3, 2024 @ 4-5pm MTN
- June 2, 2024 @ 4-5pm MTN
- August 11, 2024 @ 4-5pm MTN

Mary adjourned the meeting at 6:45 PM MST.