

2021 Annual Meeting Minutes
Spread Eagle Homeowners Association
Saturday, September 6, 2021
Zoom Meeting

- Welcome and Introductions-Robert Webster, Vice President, called the meeting to order at 10:00 AM. There have been changes in the HOA over the past year.
The SEHOA Board was introduced:
 - a. Kimberlee Salimeno, President
 - b. Robert Webster, Vice President
 - c. Janis Cicerchi, Secretary
 - d. Diana Hicks, Treasurer
 - e. Open seat, DirectorChanges to the Architecture Committee:
 - a. David Myers replaced David Lee (9/1/21)ORC-Water
 - a. Jack Barker
- Quorum Report- Jan Cicerchi We have a quorum (7 Proxies, 29 attending=36 total)
- SEHOA 2020 minutes were approved and accepted.
- Old Business-
 1. Water-Not a hot topic. Jack Barker is excellent in keeping our water system up to Colorado State requirements
 - a. Kimberlee has been supplementing the water testing. Help will be needed for the rest of this year and going forward
 2. Roads-Diana Hicks Siefert's did the bottom half of the road down to the gate and to the Pines Ranch. This had held up very well. Siefert's very good plowing roads. If owners want their driveways plowed when the roads are being cleaned, you need to contact Seiferts and give them a credit card. The cost is \$60. The cost for plowing when Siefert's aren't there starts at \$140/hr. depending on the amount of snow.
 3. Trash-Diana Hicks. **Hot mess!**
 - a. Flatten boxes before throwing in dumpster.
 - b. Construction trash is not allowed
 - c. Electronics, mattresses, furniture is not allowed in dumpster.
 - d. Dumpster- Owner(s) are leaving the dumpster unlocked.
 - e. If you have a lot of trash, take it to the dump, it costs \$2/bag. Trash needs to be bagged, not loose-kitchen garbage only.
 - f. Recycling is behind the rodeo grounds. "Only Cardboard". The country has broken ground for a recycle facility (Oct. 2021). No completion date available.
 4. Architectural Control Committee (ACC)-John Raydo
 - a. David Lee resigned
 - b. Committee: David Myers, Diana Hicks, Britton Banowsky, John Raydo (chair)

- c. No new houses
- d. Approvals: Modifications to an existing property, demolition of treehouse and replacement, garage added to existing house, deck extension
- e. ACC forms can be found on the new association website under the HOA document section.
 - i. **2 forms:**
 - 1. Application for new construction and
 - 2. application for structure modification/landscaping
 - ii. Since there has been a turnover of lots/new members, all owners are reminded that all new construction and modifications need approval from the ACC per the covenants
- f. Website-Diana Hicks up to May 2021, the website has not worked. The visitor's page was nonfunctional for a few years. Signing in was problematic. Relators and title companies could not access information on the old website. The HOA hired a web designer. The new website: <https://spreadeaglehomes.org> up and running since 8/1/21. It is working well. The gate codes will **NOT** be posted on the website
- g. Financial reports-Diana Hicks
 - i. 2020-2021 Financial report
 - 1. Income: \$56,269.00 (dues and road/trash/gate share)
 - 2. Expenses: \$53,477.89
 - 3. Assets: \$15,820.24 (checking and savings)
 - ii. Questions?
 - 1. Insurance-2 policies
 - a. Board of Directors Liability
 - b. Gate, pump house, ACC
 - 2. Taxes-Cominsky, CPA, Denver
 - 3. Web services
 - a. \$1800 web design fee
 - b. Rest of charges for last year's domain registration and the GO Daddy domain registration. Costs should be lower next fiscal year
 - 4. Gate electricity-Sangre de Cristo
 - iii. 2020-2021 Budget VS Actual expenditures:
 - 1. Checking account balance of \$6191.91 is allocated to final road work and Keith Swerdfegers to cycle water valves and water hydrants. This work has been completed.
 - 2. Delinquent dues-one owner's dues are passed due, Lot 41. He is out of the country and is not coming back. He is not paying dues; the property taxes are delinquent. Diana has been dealing with him through email. If property goes to a tax sale, HOA may be able to purchase. Lien was filed last year plus late fees. If it goes to a tax sale, we lose \$3000. If property goes to a tax sale, HOA may be able to purchase.

The HOA is a nonprofit, so we need to understand any issues buying the lot and then selling.

- New Business-Robert Webster/Diana Hicks.

- a. SEHOA 2021-2022 Financial Report-approved

- 1. Questions/discussion/lead individual

- i. Diana Hicks-Cost sharing revenues- “180 acres” when water rights were settled with Nelson, he sold all of the land....Four other properties pay 1/59 of the cost of roads, snow plowing, dumpster use, and gate electricity.
 - ii. Diana Hicks- Taylor Fencing, Pueblo, maintains the gate. Budget for gate maintenance-\$800 to buy a spare circuit board. Ideally, we should have annual maintenance of the gate. The wall capstones need to be replaced (Diana is waiting for estimated). The 3rd post in the wall is rusted through and needs to be replace. These 2 items are not in the budget. HOA has saving to use as needed. FYI, the wall was built in 2003, the gate installed 2006.
 - iii. Diana Hicks-Web services- Domain registration, security, website hosting
 - iv. Diana Hicks-Trash-**Please lock the dumpster!** -see old business
 - v. Diana Hicks-Roads-The top half the road was done this year. The circle needs work. Seiferts will do this before winter.
 - vi. Robert Webster/Kimberlee Salimeno- Water treatment system
 - i. Budget was higher this past year because of electricity and chemicals. This is our first full year with Jack Barker, our ORC. Jack comes 1x/week May-September, 1x/month the rest of the year. The costs may be higher; “not cheap” having our own municipal water system with state oversight. The state has required LT2 testing for 1 year. Kimberlee has been collecting samples and has taken the samples to Pueblo. The LT2 testing will end December 2021.
 - ii. The HOA needs to hire water sampling services locally. We need to decrease the stress on Kimberlee and Diana.
Options: Seifert, Kent Zeller
 - iii. Additional water taps (new houses) will affect the water system. Owners should consider adding a cistern to their properties to supplement water system especially in drought years.
 - vii. Internet options
 - i. Kimberlee is using Starlink in town-\$500 installation/\$100/mo. She is on a waiting list for installation at her house ~10 weeks.
 - ii. John Raydo-Secom sold out to CCT. CCT is upgrading equipment in the valley. A few owners have had their services upgraded. CCT-\$50/month. Century Link is also available-\$60/month. Hughes Net-\$100/month. Robert reports this is not very good.
 - viii. Water rights

- i. Robert Webster- Keith Swerdfeger and Robert have discussed water issues and list of potential attorneys
 - ii. John Raydo-We have 2 springs: Chalice I and Chalice 2. We are using one spring (Chalice 2). A couple of years ago we had a drought. The latter part of August, that year, we nearly ran out of water. Our water system does not have an endless supply of water like in a city. Owners need to be sensitive to overuse. The covenants do not allow outside watering.
 - iii. Don McMonagle-do we have any latitude to go to the state to apply to have a well drilled? The answer so far, we **cannot** have a well to supplement the system.
 - iv. Cisterns can be used for flushing toilets/showers if the cistern is not being used regularly. Bottled water can be used for drinking/cooking.
 - v. Maynard- 1) We should not give up on a well. 2) We should add 2 above ground tanks, 100,000 gallons, for drought years. We need to keep adding capacity every year to make sure we have enough water. The spring will not supply 30-40 houses.
 - ix. Robert-Map/Property Management
 - i. Best practices-Winterizing, shut off water valve when house not occupied. Water shut off. There are electronic water valves that can be installed and monitored electronically from afar.
 - ii. Open Spaces-the open space is owned by Bob Nelson's son, who is delinquent on property taxes. If he does not pay taxes 5 years in a row, we can petition the County Commissioners to get a Quick Claim deed to the HOA and possibly absorb the open spaces. If the son sold the land, no one cannot build a house, drill a well or tap into our water system. The open space is platted as open space on the Platt map.
2. John Raydo-ACC-Short term rentals-Rules attached
3. Nominations/Elections Board Members
- i. Robert Webster has been nominated/elected for HOA Board
 - ii. Kimberlee Salimeno is stepping down as President. She will remain on the board.
 - iii. The HOA Board will meet and elect a new President/open positions
 - iv. Don McMonagle has been nominated/elected to the HOA Board
4. Final comments
- i. Any issues with STR, people abiding with the rules, etc. John Raydo gave a brief overview of the past STRs since 2018 and the follow up to the new policies for STR has been clarified including violations/penalties. The Policy is attached.
 - ii. What obligations owners must educate their renters if they are staying more than 30 days. Rules for visitors will be updated as

needed and made available for potential renters will be added to the website.

- iii. Each owner can rent their property for 3 times/year
- iv. Everyone should review the covenants before any changes are made. Owners can contact Board members or the ACC for questions.

- Meeting was adjourned.
- A copy of each report is attached to and made part of these minutes. Each report was reviewed. All questions were discussed and answered. Documents were approved as presented.

Spread Eagle Homeowners Association

Our community of single family homes is designed for the private use of home owners and invited guests. Short-term rentals (STR'S) place extra burdens on the Association's roads, trash, and noise. The turnover of guests adds additional water use for cleaning and laundry. Not all prospective renters are aware of or care about the limitations of our water system. The danger of fire is likely greater due to ignorance or willful disregard of our covenants. Frequent arrivals and departures detract from the ambiance of our area and access code control through our gate will be jeopardized.

According to the Association Covenants, Article Three, Section L:

“Certain home occupations shall be allowed provided that all home occupations are subject to the prior review and approval of the Architectural Control Committee.”

The ACC has determined that short-term rentals fall within the definition of “Home Occupations” and are therefore under the jurisdiction of the ACC. The ACC has considered the negative impact of such rentals on our community. To provide guidance to Association lot owners the following policy is disseminated.

No property or portion thereof in the Association shall be leased, rented, or used by third party for fee, for a term of 29 days or less for any purpose. Leases, rentals, or fee uses shall be limited to a total of three per calendar year.

The ACC must be advised by email, to the attention of the ACC Chair, of rental, lease and fee uses agreements by the lot owner prior to or concurrent with execution. The HOA shall monitor on-line listing services for activity and advise of any listing that is prohibited under these rules. Violations shall result in a fine of up to \$100 per day of unauthorized rental, lease, or fee uses.