**Lehala Estates Homeowners Association Meeting   
Saturday, September 30, 2023**

In the absence of President Sam Shada, Vice-President Frank Morgan called the annual meeting of the Lehala Estates Homeowners Association to order at the driveway of Doug and Sue Johnson’s residence at 424 Chestnut Drive on September 30, 2023 at 3:00 pm. There were 23 homeowners present and 4 represented by proxy. Roll Call was made by roster and individual introductions.

Secretary Sue Johnson read the minutes from the October 1, 2022 meeting. The minutes were approved from last year.

Treasurer Jeff Myers gave the Financial Report. After expenses, the balance was $35,174.76 at the time of the meeting. Jeff advised that there will be expenses before the end of the year for postage, copying and stationary. This financial report also states there are two homeowners with delinquent dues, one has a lien filed on their home due to this delinquency. The report was approved from last year.

**Old Business:**

**Website Update:** Jeff Myers reported that we had 19 homeowners who made electronic dues payments via the Lehala Estates website through HOA Express and 48 paid by check in 2023. For those who would like to pay by electronic transfer in the future, you will first want to log into the website using either of the following choices:

lehalahoa.com or <https://www.lehalahoa.com/>

You will see menu options on the left side of the Home Page as follows:

Annual Dues Paid Via Bank Account: No Fee  
Annual Dues Paid Via Credit/Debit Card: Fee of 3.2% + $0.80

If you choose to pay by Bank Account, you will be asked to enter your bank routing and account number. The system validates your bank account by depositing and then withdrawing a small transaction of up to $0.25 to verify it is a valid bank account. The website will ask you to enter that transaction amount in the approval process. That’s it! You are now ready to make your dues payment electronically by full or partial payment. We will continue providing a self-addressed return envelope for those who prefer to pay by check.

The Lehala HOA website also provides access to our Covenants, Bylaws, Meeting Announcements, Annual Meeting Minutes, Treasury Report, Calendar of Events, a Forum to ask questions and contact info for each Board Member. Once each homeowner registers, we hope to eliminate the expense of mailing meeting notices, minutes, and dues notices. If you haven’t already done so, we encourage each homeowner to access the website and get registered so we have your current email address. If your household shares the same email address, you may register a joint member and select the No Email option for the second member.

If you have questions, you may contact Kelly at 970-310-6795.

**Community Signage**: Jeff Myers stated that new Children at Play signs are now displayed. Liz Nira reported that the Neighborhood Watch signs have also been put up and seem to be adding extra security.

**Sidewalk and Street Updates:** Jeff Myers reported that he has reached out to obtain bids on having our streets seal coated in hopes that this will seal in the chips that continue to come off from the chip seal project in 2020, and to fill in cracks on various areas within the community. He has not received a response and will continue to arrange it to be scheduled for next season.

**Driveway Approaches:** Justin Kuwaja inquired if there was a solution regarding the angle of the road pan to enter his driveway. A suggestion was made to place a “Bridjit” type curb ramp which has a full length waterway to allow for stormwater drainage.

**Sidewalk Repairs:** Pat Horner thanked all those homeowners who have repaired the sunken sidewalks in from of their property. As a reminder, there is no article or clause which identifies sidewalk maintenance as a responsibility of the HOA, and therefore remains the responsibility and liability of the individual homeowner.

**New Business:**

**Annual Dues:** There was adiscussion regarding added HOA expenses in the future. Kelly Coburn reported the pros of removing Lehala Estates HOA from the guidelines of CCIOA (Colorado Common Interest Ownership Act) compliance. It has been determined that Lehala Estates HOA is eligible for the HB15-1095 Exemption from CCIOA, provided we change our Covenants to cap annual dues at $400 plus inflation. It was also determined that changing our covenants to cap dues would require petitioning the Courts to drop our C-5 clause, running an informational campaign and achieving a 2/3 majority vote. The estimated cost would run approximately $5,000.

Sue Johnson mentioned that our website provider, HOA Express, is a new recent expense with an annual fee of $410.40 per year.

It was announced that Jeff Myers and Sue Johnson have volunteered their services and held their positions of Treasurer and Secretary for over 20 years. They are both ready to retire from these positions. The Board will be obtaining bids and interviewing viable subcontractors with bookkeeping and administration skills to take over these combined functions. We will still require a figurehead Secretary/Treasurer to attend annual meetings, prepare minutes and be the liaison with the subcontractor. The expense of outsourcing these duties has yet to be determined.

Sue Johnson reported that the dues have been $200 per year since 2003, with the exception of a special assessment in 2006 and 2007 for extensive road repair.

Because of the discussed added expenses, a motion was made to increase the annual dues from $200 to $250. The motion was approved by a vote of 25 for and 2 against. This will be discussed and voted upon again at the October 2024 meeting.

**Election of Officers:** Frank Morgan was nominated and has accepted the role of Vice-President for the coming year. Sue Johnson and Jeff Myers have announced their retirement as Secretary and Treasurer. Carson LeMahieu was nominated and has accepted fulfilling the new combined Secretary/Treasurer figurehead roll. Sam Shada has moved into the President’s position.

**Open Forum**:

Jim and Pat Horner reported the deterioration of the pan and waterway in the drainage pond area at Chestnut Drive and Roosevelt Avenue. Due to this, water is building up in the waterway and not draining into the ditch, causing issues for potential mosquito breeding. Jeff Myers volunteered Sam Shada to assess the issue and take necessary action.

Liz Nira thanked all who requested that the City of Loveland Bus Stop at the corner of Roosevelt and 57th Street be moved as it hindered traffic and was in an undesirable location.

A motion was made, seconded and carried to adjourn the meeting.

**Thank you to all for your participation in our annual meeting. It was another record breaking attendance!**

President: Sam Shada, 970-420-8100 – president@lehalahoa.com

Vice-President: Frank Morgan, 970-391-4782 [vicepresident@lehalahoa.com](mailto:vicepresident@lehalahoa.com)

Secretary/Treasurer Figurehead: Carson LeMaheiu, 262-825-8627

[secretary@lehalahoa.com](mailto:secretary@lehalahoa.com) or [treasurer@lehalahoa.com](mailto:treasurer@lehalahoa.com)