**Lehala Estates Homeowners Association Meeting
Saturday, October 2, 2021**

Outgoing President Kelly Coburn 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 October 2, 2021 at 3:00 pm. There were 20 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 3, 2020 meeting. The minutes were approved from last year.

Treasurer Jeff Myers gave the Financial Report. After expenses, the balance was $17,436.83 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, both with liens filed on their homes due to this delinquency. The report was approved from last year.

**Old Business:**

**Bylaws & Covenants Review:** Kelly Coburn gave a report after research regarding CCIOA (Colorado Common Interest Ownership Act) compliance. After consulting with One Way Property Management and an attorney, it was determined that Lehala Estates HOA is eligible for the HB15-1095 exemption from CCIOA, provided we change our Covenants to cap annual dues at $330 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. Per the attorney, it was recommended not to make changes to our Covenants until additional desired Covenant changes make the benefits of changing exceed the expenses and effort involved.

**Web Creation:** Kelly Coburn announced that we now have a Lehala Estates website through HOA Express. It will provide access to our Covenants, Bylaws, 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, dues notices, and eventually we will be able to offer electronic payments for annual dues. At this time, we encourage each homeowner to access the website and get registered. If your household shares the same email address, you may register a joint member and select the No Email option for the second member. For those who do not register, the board has the ability of auto populating your registration if you have previously provided us with your email address. In the future, we will attempt to communicate via the website email option and discontinue USPS mailings except for those who do not use email. **Following is the link to get started:**

**lehalahoa.com** or <https://www.lehalahoa.com/> . If you have questions, you may contact Kelly at 970-310-6795.

**Sunken Sidewalks:** Ursula Albers reported that after fully investigating the Lehala Covenants and Bylaws, 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. As discussed in past meetings, there are several sunken sections of sidewalk in the community which are trip hazards and should be repaired by the homeowner.

**Pond Area Tree Trimming:** Jeff Myers advised that he has received a bid for $1,100 and procured a company to trim trees in the retention pond area this fall.

**New Business:**

**Overgrown Landscaping & ADA Sidewalk Compliancy:** The Americans with Disabilities Act, ADA, requires every path of travel, including sidewalks and curb ramps, to be accessible. The Board has received complaints regarding areas in our community where overgrown landscaping debris is blocking sidewalks. A motion was made, seconded and carried for the Board to send a letter to the homeowner when a complaint has been made. If no action is taken, the Board will have the option to contact the Larimer County Compliance Officer. Please do your part in clearing your sidewalk area of any hazards.

**Dues:** A motion was made, seconded and carried to keep the annual dues at $200 for one more year. This will be discussed and voted upon again at the October 2022 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 were nominated and have accepted the retention of their positions as Secretary and Treasurer for one more year. Sam Shada has moved into the President’s position.

**Open Forum**:

**Trash Services:** Pat Horner shared information regarding trash/recycling services in our community. In 1997, Lehala Estates ran a campaign to encourage homeowners to use **Ram Waste** as a single trash/recycling company in the attempt to preserve our streets by having only one trash truck driving through our community. It was highly successful, but as homes have changed ownership there are now four different trash companies serving our neighborhood. Pat reported after calling several trash services that Ram Waste is still the most economical. **We continue to encourage those who have hired other companies to give Ram Waste a try at 970-226-3396.** They have been doing a great job in our community for 24 years.

**Snow Removal Services:** Jeff Myers brought up the subject of snow removal services. During the discussion it was determined that our limited dues would not cover this highly expensive service, plus snowplows would likely damage our chip seal and cause road damage. In addition, Section C-1 under Road Maintenance of the Lehala Covenants states: “Maintenance shall not include snow removal on the streets within the Subdivision.”

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

**Thank you to all for your participation in our annual meeting. It was the largest attendance in many years.**

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

Vice-President: Frank Morgan, 970-391-4782 – vicepresident@lehalahoa.com

Treasurer: Jeff Myers, 970-568-2599 – treasurer@lehalahoa.com

Secretary: Sue Johnson, 970-217-8288 – secretary@lehalahoa.com