**Lehala Estates Homeowners Association Meeting   
Saturday, October 3, 2020**

Outgoing 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 October 3, 2020 at 3:00 pm. There were 16 homeowners present and 7 represented by proxy. Social distancing and masks were required due to Covid requirements. Roll Call was made by roster and individual introductions.

Secretary Sue Johnson read the minutes from the October 1, 2019 meeting. The minutes were approved from last year.

Treasurer Jeff Myers gave the Financial Report. After expenses, the balance was $6,491.49 at the time of the meeting. Jeff advised that there will be an expense before the end of the year for postage, copying and stationary. This financial report also states there are four homeowners with delinquent dues, 3 with liens filed on their homes due to this delinquency and one homeowner making payments. The minutes were approved from last year.

**Old Business:**

**Review of Street Repairs:** Frank Morgan reported that Kelly Coburn was able to contract the street chip seal project with Vance Brothers in November 2019 and work was completed satisfactorily in June 2020.

**Street Signs:** Jeff Myers reported that all signage replacement has been completed.

**Bylaws & Covenants Review:** Frank Morgan reported that VP Kelly Coburn has done extensive research regarding CCIOA (Colorado Common Interest Ownership Act) compliance and state and county Covenants, Conditions and Requirements, (CC&R’s), however, his committee needs to do further research. Trace Taylor and Ursula Albers offered input regarding this topic. It was deemed that our current Covenants need to be brought to current state and county compliancy. It was unanimously voted to pursue bringing our CC&R’s to county and state compliancy with minimal requirements and restrictions. Trace Taylor offered to join the committee of Kelly Coburn, Jim Horner and Craig Harney.

**Sunken Sidewalks:** Jeff Myers advised there are 4 sections of sidewalks throughout the community that are a tripping hazard and should be replaced. The topic was discussed regarding whether sidewalk replacement is the responsibility of the individual homeowner or of the HOA. Ursula Albers offered to pursue this investigation before action is taken on this project.

**New Business:**

**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 2021 meeting.

**Election of Officers:** Sam Shada 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. Kelly Coburn has moved into the President’s position.

**Web Creation & Maintenance:** Don and Morgan Chapman have offered their services to create and maintain a Lehala Estates HOA website. A motion was made, seconded and carried to contract their services to create and maintain the website for up to a fee of $250. Sam Shada and Jeff Myers have offered to work with the Chapman’s on this project. When completed, this website will house our Bylaws and Covenants, Contact Information, Meeting Notices and Minutes and Financial Report.

**Open Forum**:

**ADA Sidewalk Compliancy:** The Americans with Disabilities Act, ADA, requires every path of travel, including sidewalks and curb ramps, to be accessible. There are areas in our community where overgrown landscaping debris is blocking sidewalks. Ice and snow removal of sidewalks are also required. Please be respectful for those in our community with disabilities and be sure to clear your sidewalk area of these hazards. Legal action can be taken if compliancy is not adhered to.

**Pond Area Tree Trimming:** Jeff Myers advised there are trees which need to be trimmed in the drainage pond area. A motion was made, seconded and carried to obtain bids and authorize up to $2,000 for this project. Jeff Myers will take on this project.

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

**Thank you to all for your participation in our annual meeting.**

President: Kelly Coburn, 970-310-6795 – Vice-President: Sam Shada, 970-420-8100

Treasurer: Jeff Myers, 970-568-2599 – Secretary: Sue Johnson, 970-217-8288