**Lehala Estates Homeowners Association Meeting   
Saturday, October 1, 2022**

In the absence of President Sam Shada, Treasurer Jeff Myers called the annual meeting of the Lehala Estates Homeowners Association to order at the garage/driveway of Doug and Sue Johnson’s residence at 424 Chestnut Drive on October 1, 2022 at 3:00 pm. There were 22 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 2, 2021 meeting. The minutes were approved from last year.

Treasurer Jeff Myers gave the Financial Report. After expenses, the balance was $26,675.06 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:**

**Website Update:** Kelly Coburn announced that we are now able to make electronic dues payments via the Lehala Estates website through HOA Express. First you will 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. This year we are still providing a self-addressed return envelope for those who prefer to pay by check. It is likely there will be no USPS mailings in 2023 except for those homeowners who do not use email or the internet.

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.

**Overgrown Landscaping & ADA Sidewalk Compliancy:**  Jeff Myers advised that letters have been sent to those homeowners whose landscaping is blocking the sidewalk pathways. He has received responses that the obstructions will be addressed within 60 days. As a reminder, the Americans with Disabilities Act, ADA, requires every path of travel, including sidewalks and curb ramps, to be accessible.

**Sunken Sidewalks:** This subject was reviewed, reinstating 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. A motion was made, seconded and carried for the Board to send letters to those individual homeowners with sunken sidewalks to remind them these repairs are their responsibility and liability.

**New Business:**

**Street Repair:** The topic of excess “chips” from the last Chip Seal project in June of 2020 was brought up. A motion was made, seconded and carried to research whether a Seal Coat process would contain the chips and keep them from ending up in our gutters. If this is a valid solution, the Board will obtain two bids on having the streets Seal-Coated.

**Annual Meeting Date:** There was a discussion regarding a change in the meeting date and time. We continue to have more homeowners in attendance by hosting the meeting in our community on a Saturday afternoon. A motion was made, seconded and carried to change the meeting date to the last Saturday in September at 3:00 pm. A quorum of at least 10 homeowners qualified this change.

**New Community Signs:** Children At Play signs and Neighborhood Watch signs were brought up. Jeff Myers has volunteered to obtain Children At Play signs and Liz Nira volunteered to contact the Larimer County Neighborhood Watch department to understand how this program might benefit our community.

**Safe Trick or Treating:** Kalli Vandertop offered teal colored signage to those in the community who would like to participate in handing out non-food items during Trick Or Treating. Please contact Kali for details, 970-219-2978.

**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 2023 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. Frank Morgan has moved into the President’s position.

**Open Forum**:

**Building Covenants:** A question was asked regarding Lehala building guidelines. Board approval of pending building additions and modifications is required before construction begins per A-2. Architectural Control of the Lehala Estates Protective Covenants. Please refer to the Declaration of Protective Covenants on the website, **lehalahoa.com**.

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: Frank Morgan, 970-391-4782 – president@lehalahoa.com

Vice-President: Sam Shada, 970-420-8100 vicepresident@lehalahoa.com

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

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