

The Reserve HOA
Annual Meeting Draft Minutes

7:00 p.m., Oct. 19, 2022

Community Center Meeting Room

Conducted with attention to Covid-19 safety

Present: President, Ward Nelson
 Vice President, Jim Morriss
 Treasurer, Alan Groesbeck
 Secretary, Tom Dority

Lynn Weissenrieder, Emeritus

In attendance: 14 Voting Reserve members, 12 proxies, 26 total for quorum.

Ward called the meeting to order at 7:00 p.m.

Jim moved, seconded by Marlys, to approve the minutes of the Annual Meeting of Oct. 20, 2021, all in favor.

President's Report

Ward explained that Jeffrey Boring, CEO of the Estes Valley Land Trust, was scheduled to speak, but had to withdraw for a family emergency. Ward may be able to include him for another meeting of interested Reserve residents. The Trust adds value both to the Town and to the Reserve neighborhood.

Ward and Tom reminded members that Larimer County did not award a small open-space grant to the Reserve. He explained that Marlys and the contractor Joan Sapp and other volunteers proceeded to restore the three roundabouts in the Reserve with indigenous plantings, flowers, and grasses. The work was funded by the HOA's capital reserve. The HOA also funded tree and deadwood removal and clearance of the West berm.

Ward conveyed Rod Unruh's notes that, as more Reserve properties are modified, more homeowners are asking the ACC to review modifications, improvements, additions, finishes, and brand new issues. That avoids unnecessary cost or misunderstandings of the covenants and the ACC Guidelines. He also emphasized that interior changes or finishes are not subject to review guidelines (except for outdoor fans for interior air systems. The Guidelines have been updated and clarified.

Jim and Marlys called attention to a newly clarified guideline identifying noxious weeds and taking responsibility for their eradication and avoid their spread. A new protocol provides for continuity among all residents and begins with a “good neighbor” approach to weed control. It is also based on the Estes Park code for abatement of noxious weeds. These new guidelines for weed control are available on the Reserve website: (www.thereserveatestes.org) County and State agents provide useful publications that identify noxious weeds and their life cycle. Marlys and Susan Weissenrieder are knowledgeable for homeowners about noxious weeds. Ward expressed his thanks to these two and other Board members who have managed the weed control volunteers in recent years.

Treasurers Report

Alan presented the financial statements as of September 30, 2022. He explained that the HOA continues to have the financial statements reviewed by a homeowner who is not on the Board but qualified to use a standard formal checklist. Lyle Polson has performed this review in the last two years.

He assured the members that there is “no bad news” about the HOA financial condition. All homeowners’ \$300 assessments (\$150 for operating and \$150 for reserve capital) were paid on time by December 31, 2021, and that the 2022 FY closes with growing balances, aided by bank investments. He also presented a 2023 preliminary budget. The final 2023 budget will be approved by the Board at their November meeting. That new budget will appear on the HOA’s website. Don Bishop moved that The Treasurer’s report be accepted. Rick Lawson seconded, all in favor.

Ward reserved special thanks to Alan for his Treasury expertise and superb management of the HOA’s finances. Members present joined in their gratitude for Alan’s work and wished him well as he ends nine years as Treasurer.

Secretary’s Report

Minutes of the previous Annual Meeting, October 20, 2021 were adopted by a motion from Jim Morriss , seconded by Cindy Morris, all in favor.

Tom also explained that the election of two Executive Board member was being canvassed during the meeting by Terry & Tammy Bennett and would be reported later.

New Business

Dennis Claassen suggested that the pavement surrounding the banks of mailboxes is likely to deteriorate faster now that more residents are driving over the dirt and the edge of asphalt. Part of this area was paved during a season when asphalt

crews were working on many local driveways. This apron appears to require fill and pavement as soon as possible. Ward suggested that he would put this on the agenda for the Board to examine and solve.

Election of New Board members?

Terry and Tammy Bennett tallied the election ballots and proxies and announced that 26 votes, both ballots and proxies, were cast for Gail Henrichs and Tom Dority to new terms on the Executive Board.

Adjournment

As no further business was raised, Ward adjourned the meeting at 7:35 p.m.

The HOA Executive Board will meet next at 9:00 a.m. on November 2, 2022, and adopt days and places for 2023 :

March

June

August - -BBQ
October 12/18, 2023 Annual meeting
November 2023