

## The Preserve at Deerfield HOA Meeting

May 18<sup>th</sup>, 2021 – 7:00 PM

### Meeting Minutes

Fifteen lots were represented in person or by proxy.

Board members Bryan Willis, George Wehner and Ben Zimmerman started the meeting with an overview of the agenda. The primary purposes of the meeting were to vote on a new budget and to hold elections for the 2021 board.

Bryan started the discussion of the budget by reviewing last year's expenses. The following unusual items were noted

1. 2020 Loan payoff of \$15,000
2. 2020 Removal of 14 beetle kill trees in the open space for \$5,400
3. 2020 Legal expenses of @\$30,000
4. 2020 Snow plowing under reported due to un-submitted bills. Estimated \$2,500
5. 2020 normal road maintenance was not performed and needs to be accounted for in 2021.
6. 2021 expenses need to include the cost of re-writing the covenants

Robert Thomas stated that cash on hand was approximately \$27,000 in the general fund, and \$42,000 in the road fund.

Bryan said that when the extraordinary expenses were removed, and the 2021 expenses were added in, the proposed budget amount for each lot was \$650. The road fund will remain the same at \$500.

The proposed budget was voted on and approved by voice vote of the members present. There were no objections raised.

At this point, the discussion turned to the covenant re-write. George Wehner provided physical copies of the proposed Covenants to each of the members present. There was a brief discussion of the reasoning for the word "Amended" in the title. The explanation is that it is a legal technicality and does not change the content of the document.

After that, there was a discussion of exactly what was in the document. Dave Cochrun stated that there were discrepancies in how the re-write was described in the previous meeting and how it was being presented in this meeting. Bryan stated that since he wasn't in the last meeting, he could not talk to the differences, but the point was that each of the members need to compare the revised version of the covenants with those that currently exist and note anything that needs to be included or removed.

Any suggested changes should be emailed to the board using the [board@tpadhoa.org](mailto:board@tpadhoa.org) email address.

Bryan also gave a brief overview of the outstanding legal action. The primary change from the previous update was that the defendants have retained new legal counsel and requested an extension from the court to decide if they will file an appeal to the Colorado Supreme Court. The court granted the extension. At the time of the meeting, the extension was still in effect.

Bryan also provided paper copies of the various summary court actions for anyone to review if interested.

The last meeting item of the evening was to vote on the new board. Rob Thomas pointed out that it would be very expensive to get a new board up to speed on the legal action and stated that if they were willing, retaining the existing board would be preferable to him.

Several members acknowledged that the current board has been in place for a long time.

The current board members reluctantly agreed to remain on the board if necessary.

The members present were asked if anyone wanted to run for the board. No one volunteered.

A secret ballot vote was taken and the result was that the board will remain the same for 2021.

Rob Thomas will post a copy of the proposed covenants on the website and send a link to the members.

The meeting ended at approximately 8:30pm.