



## Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, January 13, 2022 at 7:05 pm at the Kendall Witt's Residence.

### Board Members Attending:

Kendall Witt – President  
Linda Birchem -- Vice President  
Jackie Tugwell –Treasurer  
Keith Reinhard – Director  
Gary Coyle – Director

### Board Members Absent:

Casey McCutcheon – Secretary  
Shane Hart – Director

## 2. Old Business:

a. The minutes of October 7, 2021 were approved.

b. 650 Coyote Trail status.

(1) Decision to pursue full payment of previously communicated fees and fines from the homeowner.

(2) Communicate this decision and seek a lien if requirement not met.

c. 606 Coyote Trail outbuilding status.

(1) Appears the homeowner is following appropriate procedures to seek building approval from the community and Elbert county.

(2) HOA Board expressed concerns on the large size and placement of the building on the lot.

Notes: (1) Kendall to request an updated building plan for the HOA Board to review. (2) Members of the HOA Board met with the homeowner on 16 Jan 2022 to walk the proposed building site and address any questions the Board members had.

d. 680 Coyote Trail status. Installation of photovoltaic solar panels on the roof of their home was approved by the HOA Board and the project has completed by the homeowner.

e. The Coyote Hills HOA has reached out to Maverix regarding the "Letter of interest" some homeowners have received for bringing fiber based internet into the community. No new information has been received.

f. The Coyote Hills HOA board solicited interest from homeowners to participate in the board as most positions are past elected tenure dates. Notice and responsibilities posted at the mailbox.

(1) As noted, many of the HOA Board members reached their full terms.

(2) No responses to the posted inquiry were received from any homeowners.

g. Community mailbox area. Action concerning the damage of the roadside easement across from the Community mailbox is still under consideration. The area will be looked at this coming spring to see if smoothing out the area is necessary.

h. New sign for the County Road 5 entrance. Status update on the new entrance sign. Tabled for now, will seek interest from community possibly at our summer get together.

**New Business:**

1. Budget.

a. Financial status, 2021 review.

(1) Total Income \$9,210.00 - \$9600 - 9210 = \$320 short.

(2) Total Expenses \$10,180.43

(3) Ending Balance \$10,963.47

b. 2022 Budget.

(1) HOA Dues for 2022. 32 homes @\$300 income \$9,600.

(2) Budgeted expenses 2202. \$12,064.00.

(3) 2022 Budgeted ending balance \$8,499.00.

c. Update on home sales. Appears all homes have been sold with no new listed homes at this time.

2. Other business.

a. Board discussed community road conditions. Kendall will reach out to county to see if Coyote Hills Subdivision can get on a list for spring/summer to have our roads repaired and resurfaced.

(1) Proper repair of Expansion Cracks with real blacktop vs. seal and sand.

(2) Resurface all roads after Expansion Crack repair. This to be new chip and seal method.

(3) Determine how the approval process works and timing.

b. Board discussed continuing the tradition of a summer community get together. Will add this event to our 2<sup>nd</sup> quarter HOA Board Meeting to complete details, timing and communication to homeowners.

Coyote Hills HOA Board of Directors Adjourned at 8:05 PM.

**\*\*Meetings are open to all residents who wish to attend\*\***