



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, April 7, 2022 at 7:06 pm at the Kendall Witt's Residence.

Board Members Attending:

Kendall Witt – President
Jackie Tugwell –Treasurer
Casey McCutcheon – Secretary
Shane Hart – Director

Board Members Absent:

Linda Birchem -- Vice President
Keith Reinhard – Director
Gary Coyle – Director

2. Old Business:

- a. The minutes of January 13, 2022 were approved.
- b. 650 Coyote Trail status. All dues and fines have been paid.
- c. 606 Coyote Trail outbuilding status. Elbert County approved the plat amendment but other conditions of the county approval must be met. HOA approval pending receipt of final county approval building construction plans.
- d. 680 Coyote Trail status.
 - (1) Request for approval of an out building. Plans submitted and approved February 8, 2022.
 - (2) Submitted request for installation of photovoltaic solar panels on the roof of their home. Plans submitted and approved on March 2, 2022.
- e. 695 Coyote Trail status. Submitted request for installation of an in ground plunge pool. The pool was approved March 30, 2022 but must meet any Elbert Count requirements.
- f. Community mailbox area. Action concerning the damage of the roadside easement across from the Community mailbox is still under consideration.
- g. New sign for the County Road 5 and Coyote Trail entrance. Location of the entrance sign has been selected from one of the two sign easements. Estimated cost is \$2,622. Construction date to be determined pending purchase and receipt of the materials.
- h. Board discussed community road conditions. The HOA Board President will reach out to Elbert County to see if Coyote Hills Subdivision can get on a list for spring/summer to have our roads repaired and resurfaced.
- i. Board discussed continuing the tradition of a summer community get together. A date of August 21, 2022 has been selected. The location will be in the Howling circle cul de sac. Food for the Coyote Hills residents to be determined.

New Business:

1. Budget.

- a. Financial status, 1st quarter, 2022 is very good.
- b. HOA dues status. All dues are current with the exception of one homeowner.
- c. Update on home sales. 725 Coyote Trail pending sale.

2. Other business.

a. 725 Coyote Trail. Pending final buyer. Request for replacement of existing backyard fence. Request for changing/modifying existing out building.

b. Trash complaint received regarding high winds and unsecured trash can lids resulting in loose trash blowing about the neighborhood. A message will be sent out to all residents concerning this issue and some suggested actions they can take to reduce this problem.

c. A Board member mentioned that there have been individual(s) casing/surveilling Deer Creek homeowner vehicles. Coyote Hills residents are advised to remove any valuables from and keep their parked vehicles locked.

d. A Board member attended the Independence PUD Amendment meeting on March 24, 2022 and provided the below bullet points below:

- 1400 homes up from 920.
- School property allocation increased from 14.5 acres to 25.
- Developer will pay for mill & overlay paving CR158 from Delbert Rd to CR13.
- Delbert Rd to be constructed & paved from Hilltop to Singing Hills.
- New water district to be established to service additional housing. Developer stated water would not leave

Independence property.

- Commercial property at Delbert & Hilltop will be small retail, ie. convenience store/ nail salon/ small restaurant.
- Open space allocation increases from 42% to 50%.
- The larger lots planned stay in place (1.5-5 acre parcels) on northwest part of development (Filing 6 on drawing)
- Developer working with Elbert/Douglas Counties to design Delbert / Singing Hills intersection. Could be stop light or roundabout.

Some other information that came out during question & answer session:

Traffic study not complete but probably 5000+. The original study was approximately 3500 car trips based on 920 homes.

Centurylink owns fiber in Independence.
Independence development is a 5-7 year plan.

Possible additional builders:

Taylor Morrison. - Patio homes.
Pulte executive homes.
Dream Finders.

Denver Urban Gardens & Butterfly Pavilion creating gardens to west of Victorian house.

Developer trying to bring a coffee house provider for the farmhouse.

Hilltop/Delbert intersection cannot be lowered due to gas line. Developer will work with appropriate agencies to design based on traffic study.

Road contract has been awarded for Hancock Way through to Delbert Rd and Delbert to Singing Hills.

Developer anticipates submitting application to EC in next 30 days.

Coyote Hills HOA Board of Directors Adjourned at 7:55 PM.
Meetings are open to all residents who wish to attend