



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, July 14, 2022 at 7:01 PM at the Kendall Witt's Residence.

Board Members Attending:

Kendall Witt – President
Linda Birchem -- Vice President
Jackie Tugwell –Treasurer
Casey McCutcheon – Secretary
Keith Reinhard – Director
Gary Coyle – Director
Shane Hart – Director

Residents Attending:

Angel Hernandez
Shawn Kronebusch
Shane Jones
Jalene Hart

2. Old Business:

- a. The minutes of April 7, 2022 were approved.
- b. 606 Coyote Trail outbuilding status. Elbert County has approved the plat amendment and the new driveway addition. Building plans awaiting final engineering approval and building permit. New building will match the paint scheme of existing home.
- c. 650 Coyote Trail status. All unpaid fee/fines paid, action closed.
- d. Trash complaint received regarding high winds and unsecured trash can lids resulting in loose trash blowing about the neighborhood. Community wide email was sent out addressing the issue on April 8, 2022.
- 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 response, action to be dropped.
- f. Community mailbox area. Action concerning the damage of the roadside easement across from the Community mailbox is still under consideration. After discussion, matter to be dropped.
- 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. Waiting for the stone sign base and ordering/receipt of the materials.
- h. HOA community road conditions. Need to fix our expansion cracks and resurfaced (chip seal) or repaved. The HOA Board president has reached out to Elbert County but no response. The HOA Board president will follow up again.
- i. Summer community get together update. The location will be in the Howling circle cul de sac, August 21, 2022. Food/vendor for the community get together is still under consideration. A notice to the HOA homeowners requesting RSVP and number of attendees from each home will be emailed to them and posted on the community BB.
- j. Independence PUD Amendment update. Construction and earth works continue. Dust concerns/issues were raised by one resident.

New Business:

1. Budget.

- a. Financial status for the 2nd quarter and the remainder of 2022 is very good.
- b. HOA dues status. All dues are current.
- c. Update on home sales. 615 Coyote Trail pending sale.

2. Other business.

a. 600 Coyote Trail. Requested paint scheme approval for their home. The Coyote Hills HOA Board approved the request on April 18, 2022

b. 601 Coyote Trail. Cars without license plates on property as well as RV out for extended periods. Letters have been sent to the homeowner to address these HOA violations.

c. 725 Coyote Trail. Homeowner has:

- (1) Received both a verbal and a warning letter for trailer violations.
- (2) Weeds that overgrown yard and a letter will be sent to them to correct the situation.

d. 575 Howling Circle.

(1) Requested approval for solar panel addition to their home roof. Approval letter sent June 8, 2022.

(2) Requested approval for repainting their home. The paint scheme approval letter was sent July 14, 2022.

e. Community garage sale proposal. Tabled for later discussion.

f. Weed control - HOA and roadway. Homeowners are responsible for weed control on their property. Weeds of particular discussed were thistle and mullen. Weeds on HOA community - several homeowners have spraying equipment and volunteered to spray the weeds. The HOA Board discussed purchasing appropriate herbicides to be used.

g. Speed limit in the Coyote Hills HOA community. Concerns raised about cars speeding past runners, walkers, walkers walking with children and/or pets. A message will be sent out to the HOA community homeowners reminding them of the speed limit, to slow down when passing walkers and to give them some extra space when passing by.

h. Dogs on leash. Some dogs are being walked without leashes and wander out into the roadway. A message will be sent out to the HOA community reminding homeowners that when walking dogs that they must be under leash control.

i. A homeowner brought up a question concerning the equestrian easement, non-community horseback riders riding on their property, and liability regarding a recent situation. The HOA Board will consult with the HOA attorney for an appropriate resolution.

j. An HOA Board member raised the concern regarding establishing an HOA budget reserve fund as a contingency for unexpected expenses. Presently no reserve fund exists and one should be established but the amount level required will need to be determined. The HOA Board will consult with the HOA attorney to determine/establish what an appropriate level should be for our HOA community.

Coyote Hills HOA Board of Directors Adjourned at 8:20 PM.

Meetings are open to all residents who wish to attend