



## Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held Wednesday, September 11, 2019 at 7 pm at the Kendall Witt Residence.

### Board Members Attending:

Kendall Witt – President  
Linda Birchem – Vice President  
Jackie Tugwell – Treasurer  
Casey McCutcheon – Secretary  
Dana Carrell – Director  
Gary Coyle – Director  
Shane Hart – Director

### Board Members Absent:

Keith Reinhard – Director

### 1. Old Business.

- a. The March 14, 2019 Minutes were approved.
- b. Coyote Hills HOA Directory. The HOA Directory has been updated based upon previous input.
- c. Email addresses. Discussion on some HOA Board members not receiving/included on HOA emails. Possible causes and solutions were presented.
- d. Community mowing. Mowing of the common areas has been done in the past either or in combination of hiring outside parties and HOA volunteers. The HOA Board will monitor and if necessary, have a mowing day.
- e. Community recycling update. Feasibility of recycling, container types, possible locations and related issues were discussed. Topic tabled pending additional information and determining HOA interest. Additionally, will seek service options once the Independence community gets started as this may add traditional bin service versus dumpster style currently available.
- f. Update on County Road 158 road conditions. Elbert County has performed road repairs on some of the more damaged County Road 158 from the Delbert Road to County Road 5. The double yellow center line has been painted on the repaired sections.
- g. Annual Cookout / HOA meeting. A date of 26 Oct 2019 has been selected by the HOA Board. Tentative location is the Elizabeth Library.

### 2. New Business.

- a. Budget.
  1. Conducted a review of HOA Budget to date for 2019.
  2. Currant balance as of September 11, 2019 was \$13,077.06.
  3. Projected ending Balance as of December 31, 2019 was \$11,039.03. Discussion on potential reduced dues for CY 2020 was tabled for a later date.

4. Income to date was \$9,421.00 and expenses were \$6,800.44.
  5. There are no delinquent HOA dues.
  6. Update on home sales. Two homes are listed for sale [602 Coyote Trail and 575 Howling Circle]. Home 650 Coyote Trail pending (?) sale.
- b. Covenants issues; if any. The HOA Board has reviewed a request and plans submitted from 614 Coyote Trail to add on to an existing outbuilding. Final approval contingent upon if Elbert County has signed off on the plans.
  - c. Lighting appearances. Discussion concerning a pole mounted yard light from a homeowner shining into the living area inside another home. The covenants will be reviewed, and a Board member is working the homeowner to reach a resolution.
  - d. Trash concerns. One home does not have a Waste Management trash receptacle and placing out plastic garbage bags. Animals have been getting into the bags resulting in trash being blown about by the wind. A Board member will contact Waste Management and the homeowner to have a trash receptacle provided.
  - e. Water concerns.
    1. Hydrant testing for fire use. All well pumps are ready to provide necessary water volume in the event the local fire department responds to a fire within the HOA.
    2. Water system status. A letter to be written [by Kendall and Casey] to Dave Johnson for him to provide the operational status of the water system. Such information may be useful to new and current HOA homeowners.

Coyote Hills HOA Board of Directors Adjourned @ 8:41pm

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