



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held Sunday, November 11, 2018 at 3:00 pm at the Coyle residence.

Board members attending:

Linda Birchem -- Vice President
Casey McCutcheon – Secretary
Gary Coyle – Director
Dana Carrell – Director
Shane Hart – Director

Board members absent:

Jackie Tugwell –Treasurer
Keith Reinhard – Director

1. Old Business. The September 30, 2017 minutes were approved.

2. New Business.

a. HOA President position vacancy and communication to community. A previous letter drafted will be reviewed, updated as appropriate, and mailed out to the Coyote Hills HOA homeowners by November 16, 2018 with a response date of December 10, 2018 by any interested parties. Linda and Casey will coordinate this.

b. Budget.

1. Two Coyote Hills HOA homeowners may be overdue in HOA dues. To be verified as complete budget information on the dues status was unavailable at the time of the HOA Board meeting.

2. The estimated Wells Fargo account balance for the HOA is \$11,172.13.

3. Waste Management monthly payment for November was \$671.62. With December 2018 projected payment the total 2018 Waste Management payment becomes \$8,000.28.

4. Projected 2018 Budget was initially listed as \$9835.28 but will be revised pending additional budget information. The 2019 Budget was briefly discussed but additional information is pending.

c. Covenants issues. Trailer issue still occurring at 725 Coyote Trails. They have been provided a copy of the Coyote Hills HOA covenants. Linda will continue to work with them for a resolution.

d. Water concerns. An issue that occurred several weeks ago concerning “brown” water may have been due to fire hydrants used or tested by the fire department. Possible issue with a pump supplying additional water required for firefighting purposes. Shane will contact the local fire department to determine the issue(s) and any additional action by the HOA Board.

e. Coyote Hills HOA Directory and email addresses.

1. Background: In October 2017 a request for information to update the HOA Directory was sent to all Coyote Hills homeowner emails listed in the HOA Directory at that time. Of the thirty-one (31) emails were sent, two (2) failed messages occurred and fourteen (14) responses were received. The remainder, eighteen (18) [includes the failed emails] did not respond.

2. Coyote Hills HOA email list. The email list has email address that are either invalid or multiple listing for the same homeowner. A current email list is necessary to provide all Coyote Hills HOA homeowners with information of interest and value.

3. A letter will be sent to each Coyote Hills HOA homeowner requesting updated contact information for the HOA Directory. The contact information requested:

a. Homeowners names.

b. Address.

c. Valid phone number landline or cellphones

d. Valid email address. Note: With allowance to receive any Coyote Hills HOA message alerts and attachments such as the HOA Directory and the annual CO state water report.

4. Casey will coordinate the letters and mailings. Linda will obtain the necessary supplies to accomplish this task.

f. Waste Management (WM) will replace any cracked or damaged trash cans at no-charge to the homeowner. The HOA Board attempted to do this HOA wide but WM requires each homeowner to open a trouble ticket for can replacement. Homeowners may contact WM at 866-909-4458. A third party will replace the trash can within 2 trash cycles on trash day. Simply leave your trash can out until the end of business day Tuesdays.

g. The Independence Developer reached out to the HOA Board for a meeting to discuss any questions regarding the new development. The board will schedule a meeting and then will schedule a follow-up meeting with homeowners if there is interest.

Coyote Hills HOA Board of Directors adjourned @ 5:00pm

Meetings are open to all residents who wish to attend