



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, December 3, 2020 at 7 pm at the Kendall Witt's Residence.

Board Members Attending:

Kendall Witt – President
Linda Birchem -- Vice President
Jackie Tugwell –Treasurer
Gary Coyle – Director
Shane Hart – Director

Board Members Absent:

Casey McCutcheon – Secretary
Keith Reinhard – Director
Vacant – Director

1. Old Business:

- a. The minutes of March 5, 2020 and May 11, 2020 were approved.
- b. The homeowner at 650 Coyote Trail still owes fines for covenant violations and has committed to cleanup property by December 14, 2020.
- c. Community recycling update. Continue to address Community Recycling in the budget process with the HOA dues covering the cost of the recycling for 2021. We will seek more neighbors interested in participating, particularly new neighbors that might not be aware of our program.
- d. Update on County Road 158 road conditions. Widening and paving of the road by the entrance to the new housing development has been completed.

2. New Business:

- a. Budget.
 1. Budget review. Jackie reviewed both the 2020 budget and the projected 2021 budget. HOA dues payments are in great shape and she will be sending out 2021 payment coupons by the end of the month of December. Both budgets were approved.
 2. The budget surplus for 2020 and projected surplus for 2021 was discussed. Discussion was held on utilizing some surplus to support 2021 recycling costs for the community. A motion was made and seconded to approve this and it was approved by the board.
 3. There were no delinquent HOA dues payments for 2020.

b. Covenant issues.

1. 650 Coyote Trail. Pending violation letter regarding trash in the front yard. Homeowner was visited on November 28, 2020 and violation letter provided. Appears homeowner has worked to comply but the boat is now back in front of the garage and in violation.

2. 655 Coyote Trail. Pending violation letter in place for 655 for improperly stored utility trailer in backyard. Homeowner was visited on November 28, 2020 and violation letter provided.

3. Discussion on defining adequately screened from view or acceptable definition of screened from view. Resolved that further discussion necessary to clarify/define screened from view. One proposal is to send a letter to the HOA community to get feedback. A letter is planned to be mailed to each homeowner requesting feedback and reply back by a to be determined date.

4. Covenant violation notification process. This process is under review to ensure we are following approved steps but not adding unnecessary steps or complexity. While stated in the covenants, verbiage regarding the homeowners rights to request a hearing, within a specified time frame, if they do not agree with the violation should be included in the initial violation letter. A request for further discussion on evaluating increasing fines for continuing/ongoing repeated violations was made. This is under review for further discussion.

5. Discussion on adding to our Covenants language regarding the length of time an RV, boat, utility trailer or other vehicles may be parked in a homeowner's driveway. The idea of adding a 72 hour per 7 day period seemed to have appeal. Further language also to be considered as to ensuring this period of time is not a work around to be used to avoid proper storage. Further discussion needed and this would require a community vote for approval. The general guidance stems from that of Highlands Ranch below:

What is the guideline for having a recreational vehicle at my home?

The short answer: 72 hours. The long answer: The Supplemental Declaration provides that no recreational vehicles, campers, campers on/off a vehicle, boats, mobile homes, horse trailer, tractors, motor homes or trucks (other than a pickup truck) may be stored in such a manner as to be visible from any other property for longer than 72 hours in a seven (7) day period. For the purposes of this guideline, all of the above referenced vehicle types shall be considered "recreational vehicles" or RVs. The application of this guideline shall not be limited to only those types of vehicles listed. The Architectural Committee shall review any other vehicle type not listed on a case-by-case basis. Periodic movement of the vehicle for the purpose of circumventing this standard shall not qualify the vehicle for exception from this standard. The purpose of the 72 hours is to load and unload the RV, not to provide storage/parking for the unit.

c. Open HOA Board meeting vs. executive meeting. Discussed occasional need for "executive sessions" that are not open to homeowners. These would cover legal matters regarding the HOA and/or legal proceedings with homeowners. Suggestion made that any executive session be held immediately prior to board meeting so board meetings would still be open to all homeowners.

d. Neighborhood Signs. Discussion on updating the signage in the neighborhood specifically indicating "Covenant Controlled Community". A Board member indicated a home owner mentioned this in the past and the board agreed new signage would potentially help as a reminder to community that we have Covenants that are in place. This is under review to get the signs made up and cost should come out of our surplus funds.

e. HOA email account and access. Discussion on access to HOA email account/server. Access to be for the four primary HOA officers, the President, Vice President, Secretary, and Treasurer.

f. HOA Board members terms and responsibilities. Brief discussion and to be tabled for a future meeting.

Coyote Hills HOA Board of Directors Adjourned @ 9:05 pm.

Meetings are open to all residents who wish to attend