



Coyote Hills HOA Board of Directors Meeting

The meeting of the Coyote Hills Board of Directors was held on Thursday, January 14, 2021 at 7 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

Board Members Absent:

Shane Hart – Director

1. **Old Business:**

a. The minutes of 3 Dec 2020 were approved.

b. Covenants issues:

1. Ongoing violations of 650 Coyote Trail. Previous violation fines have been paid. However, the violation continues to be ongoing. Discussion revolved on what additional step can be taken to include increasing violation fines as well as pursuing other courses of legal action.

2. 655 Coyote Trail status. The violation was corrected.

3. Define – adequately screened from view or acceptable definition of screened from view. Various other HOA covenants were reviewed and discussed for guidance. The end result was the HOA Board will seek legal counsel to determine the best recourse based upon our past and present situation.

4. Discussion on proposed survey questionnaire regarding “adequately screened from view or acceptable definition of screened from view.” Determined that this proposal is not necessary at the present time.

c. Covenant draft violation notices of a warning and violation letters were reviewed. Additional comments were provided to further address escalation of fines and additional legal action to be taken in the event of a flagrant violation.

d. Neighborhood Signs. This is still being investigated as to the type and cost to replace our existing signs.

e. HOA Board members terms and responsibilities. Tabled for a future meeting.

f. 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 end result was the HOA Board will seek legal counsel to determine the best recourse based upon our past and present situation.

New Business:

1. Budget.

a. 2021 projected budget review based on 2020 and any known increases (or decreases) in expenses. The budget was reviewed determined to be fine.

b. Update on home sales. Nothing at this time.

2. HOA Board members terms. Briefly discussed but no changes made.

3. HOA Community or Board meeting location(s). Attendance limit, RSVP, etc.

a. Board member homes are limited as to the total number of attendees they can host considering the current situation.

b. Discussion on providing notice to the HOA community and receiving responses back to aid in determining the meeting location. Notice would be provided at the HOA community mailbox and by email.

c. The discussion also included a response by cutoff date in which any responses received after the cutoff date would not be accepted. This would allow the location of the meeting site to be arranged to accommodate the total number of attendees. Those responding within the time line would be notified of the meeting site based upon the total number of attendees.

4. Lighting issues of both the mailbox and the HOA entrance were raised. The light at the mailbox was mentioned as not turning on at night which could be an issue with the battery. The light illuminating the entrance sign may not be on and also could be an issue with the battery. An HOA Board member will investigate.

Coyote Hills HOA Board of Directors Adjourned @ 9:03 pm.

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