



Coyote Hills HOA Semi-annual Meeting

August 9, 2009

The semi-annual meeting of the Coyote Hills HOA was held on Sunday, August 9th, 2009 at 4:30pm at the Howling Circle cul-de-sac.

Introduction of new residents @ 602 and 650 Coyote Trail

Old Business:

1. Discussed challenges to purchase water facilities from Colorado Hunt Club. The HOA will not pursue this due to feasibility issues. Back taxes with the county have been settled by Colorado Hunt Club.
2. Trash fees have increased due to higher fuel surcharges. (\$496 mo → \$535 mo) This cost will fluctuate throughout the year.
3. Discussed HOA dues. As long as a modest reserve is maintained, the board will keep the annual HOA fees unchanged. The board will reassess at the end of 2009.

New Business:

1. Discussed current road conditions. HOA contacted Elbert County Road & Bridge but no remedy is planned. The HOA suggested each resident contact the county to push the issue. The HOA will also get contract bids to seal the cracks before winter. This expense would not likely be reimbursed by the county but further damage will occur if nothing is done before snowfall.
2. Discussed improvements for the neighborhood.
 - a. The HOA will spray weed killer along both sides of the roads to curb noxious weed growth.
 - b. Talked about constructing a trail across on Tract D (Between 606 Coyote Tr and 645 Coyote Tr). This would possibly be a community work day event. Cost estimate for materials to be prepared.
 - c. Possible landscaping around entry sign to reduce weed-eating. Rock boundary with aluminum edging. Cost estimate for materials to be prepared.
3. Budget spending for 2009 in good standing.
 - a. Expense statement will be emailed to homeowners.

- b. Reserves in good shape.
- 4. Mowing Day will be held in late September. Date to be determined.
- 5. HOA Board meetings will move to a quarterly schedule. HOA Board meeting schedule will be sent out via email.

Coyote Hills HOA meeting adjourned @ 5:10pm followed by a barbeque.

Meetings are open to all residents who wish to attend