

**The Reserve HOA**

**Annual Meeting Minutes**

**October 18, 2023**

**Community Center Meeting Room**

**Present:** President: Ward Nelson

Treasurer: Marlys Polson

Secretary: Tom Dority

At Large: Gail Henrichs

Emeritus: Lynn Weissenrieder

Ballots were collected by the Bennetts for counting. In attendance/proxy: 26 for quorum

Ward called the meeting to order at 7:00pm.

**President's Report**

Ward reported that Jim Henry had passed away today in Midland, TX. Those present expressed their sympathy.

For a special presentation, Ward introduced Jeff Boring, the Executive Director of the Estes Valley Land Trust. The Reserve has significant interest in the preservation of Conservation Easements-Nordic I at 10.49 acres and Nordic II at 26.04 acres, which have been placed into the EV Land Trust.

The EV Land Trust was organized in 1987 and now conserves the open space of some 600,000 acres. Other land trusts were established in Boulder, Larimer, and other Colorado Counties.

The goals of these land trusts include conserving wildlife, open space, the mountains, promoting education and recreation. Also, they collaborate with tribal and indigenous people as stewards of the land and environment, and conserve indigenous people's sacred sites and culture. In Estes Park, these include such sites as Old Man Mountain and the Twin Owls.

Mr. Boring emphasized the role that The Reserve Homeowners can play by discouraging trespass by our own neighbors and by visitors who may disregard the value and importance of preserving the Conservation Easements. This is not by challenging trespassers, but by collaboration with the Town and County law enforcement, fire districts and recreation agencies.

Ward then expressed thanks to those in the Reserve who give of their time and expertise:

Dennis Claassen for snow removal at the mailbox area.

Rod Unruh for chairing the Architectural Control Committee (ACC).

Marlys Polson and Susan Weissenrieder for overseeing the weed control efforts in the Reserve, mentioning that the neighborhood is looked upon as a standard in the community.

Lynn Weissenrieder for monitoring the Reserve's sprinkler system.

Randy Henrichs for repainting the street signs and the berm's fence posts.

Terry and Tammy Bennett for counting our ballots and reporting the votes.

### **Secretary's Report**

Tom reviewed the 2022 Annual Meeting minutes which were adopted by a motion from Marlys, seconded by Don Bishop, all in favor. Tom explained that the ballots are sent out each year via USPS mail as required by state law after receiving feedback that some residents felt e-mail may serve us better.

### **Treasurer's Report**

Marlys reviewed the financial status of the Reserve HOA sharing the 2023 Receipts and Disbursements; Financial Statements Compared to Budget-2023 as of 9/30/23; History and Budget; Capital Expenditure History. She explained that another homeowner in the Reserve reviews the financial reporting annually, that no significant issues have been identified. In 2024, it is expected that a sprinkler section will require replacement, that trees will need removal in the berm, then require replacement, and that the additional asphalt in the mailbox area may need to be expanded at the Reserve's expense if the Town does not do it.

Marlys also explained the Bylaws of The Reserve at Estes Park Homeowners' Association required revision to change the Reserve's physical address and to maintain our compliance with Colorado state law, specifically Colorado Common Interest Ownership Act (CCIOA), a uniform framework for the operation of common interest communities. Once revised by Marlys and Gail, the Bylaws were also reviewed by Jim Morriss, the HOA's Vice President.

Marlys invited questions, then encouraged anyone with questions or concerns to contact her or any other Board member to discuss the issues.

### **New Business**

Bill Steinhauer then asked about mowing lots for fire mitigation. Ward suggested contacting the local fire department for a risk assessment or your insurance company. The Town would be responsible for the conservation easement in the Reserve.

Ward presented the ACC Report from October 2022 to current date.

### **Old Business**

None

### **Election**

Terry and Tammy Bennett tallied the election ballots and proxies numbering 26 and announced 26 votes for Jim Morriss to serve on the Board for 3 years.

### **Adjournment**

Ward invited any homeowner in the Reserve to attend the HOA Board meetings at any time by contacting him to receive the Zoom link to do so, that the meetings are public, and homeowners are encouraged to attend.

The next year's meetings for the HOA Executive Board will be scheduled in March, June, August, October and November along with the Annual Meeting for Reserve Homeowners, and the BBQ at their next meeting on November 2, 2023, at 9:00am via Zoom.

ALL FINANCIAL REPORTS, THE REDLINE BYLAWS, AND THE ACC REPORT WERE AVAILABLE AT THE MEETING. THESE REPORTS HAD ALSO BEEN EMAILED TO HOMEOWNERS PRIOR TO THE MEETING. THE REPORTS ARE ALSO AVAILABLE AT [www.thereserveat Estes.com](http://www.thereserveat Estes.com).

As no further business was raised, Ward adjourned the meeting at 8:15pm.

Tom Dority, Secretary

Gail Henrichs, Member at Large