

Eastcliffe Homeowners Association Board of Directors Meeting
October 13, 2018
Rancher's Roost Community Room

Board Members Present: Alex Campbell, Lisa Hillyer, Jim Teghtmeyer, David Branecky

Guests Present: Linda Vianni, Bruce & Donna Jones

Meeting Called to Order at 10:01

Presidents Report:

Alex Campbell stated that the letter to the Airbnb on Black Fawn was sent but did not receive a response. Concern was expressed that this could open up the HOA to other B&B's and other types of businesses. Alex stated that this was the only thing that the HOA could do. The Colorado Supreme Court has ruled that HOA's cannot prevent B&B's. Other businesses that attempt to open in the HOA will be dealt with on a case by case basis. Lisa stated that according to Custer County there are very few rules pertaining to B&B's. Only rule is that they cannot have full kitchens if there are two residences on the property. Lisa expressed a desire to be as transparent as possible with respect to how the Board dealt with the Airbnb. Discussion followed on how to inform the members. It was decided that the letter would be posted on the HOA website.

Work on the pond has been completed. Tools had been left at the pond by Hal Crossley. Alex and Jim will check on them and dispose of them as needed. Lisa will call Fire Department to see if aerator needs to be re-activated. Alex had paid full amount of excavation costs. Jim stated that the HOA should pay half. Jim so moved. Lisa seconded. Vote taken and passed unanimously, with Alex abstaining. Final bill would be sent to secretary and half of the amount would be paid to Alex.

Treasurer Report:

3rd Quarter report reviewed. Jim Teghtmeyer questioned that the amount of dues income indicated on the report seemed to be more than collected. David will check on it with Sangre Solutions. 3rd quarter reports voted on and approved unanimously.

Secretary Report: Proposed Covenant changes final tally; 59 yes, 17 no. 74 yes votes needed to approve. Lisa suggested that next time a change is proposed that each proposed change be voted on separately. David also suggested that the proposed language changes be highlighted so that members can easily identify what changes are being proposed.

Architectural Control Committee Report: Two projects currently ongoing. Branecky addition to existing garage and Rice new garage addition.

Old Business: None

New Business: Next meeting January 12, 2019 @ 10:00am

Meeting adjourned at 10:55 am.