

KINGS ROW HOMEOWNERS ASSOCIATION

2018 ANNUAL MEETING - FINAL

Missouri Heights Community League
November 10, 2018

Pursuant to notice, the 2018 annual meeting of the Kings Row HOA was held at the Missouri Heights Community League School House, Carbondale, Colorado, on Saturday, November 10th, 2018.

Board Members Present: Julie Hazard (President), Jo Ashton (Vice President), Carolyn Dahlgren (Secretary/Treasurer), and Sauron Chapman
Administrative Assistant, Krystle Beattie, was not present. Member, Sandy Francis, volunteered to take Minutes in Krystle's absence
Jeff Conklin, Attorney

Attendees signed in and meeting packets, containing Documents **1-9** (attached; Document **No. 1**, "Kings Row HOA Annual Meeting Agenda"), were distributed at a sign-in table. Attendees indicated on an ownership list which owner was authorized to vote for the lot represented, if the lot has multiple owners or is owned by an entity. Julie Hazard and Jo Ashton recorded ownership and voting information.

The following HOA members were present and able to vote, representing 22 lots. The authorized voter for the lot is indicated in parenthesis in the attendance list below, if more than one owner was present:

Carolyn Dahlgren	Lot 2
Patrick Chase	Lot 3
Roberta McGowan	Lot 5
Jo Ashton	Lot 8
Kathleen Cooper	Lot 9
Kathy Sydoryk	Lot 10
Hunter and Brooke Webster	Lot 11
(Peter) May and Carol Nieuwenhuizen	Lot 12
Tom and (Julie) Hazard	Lot 17
Sylvia Wendrow	Lot 19
Ed Phillips	Lot 20
Susan Cuseo	Lot 23
Connie Wood	Lot 29
Rachel Dayton and Chip McCrory	Lot 32
(Richard) and Jean Leety	Lot 34 and Lot 35
Andrew DiPaolo	Lot 36
Sauron Chapman & (Jessica) Bartlett	Lot 37

Molly Bartholow	Lot 38
Carol Gault	Lot 41
Mimi and (Tim) Trombatore	Lot 43
Alan McNeilly and (Sandy) Francis	Lot 48

11 proxies were received:

3 proxies were voted by Julie Hazard, 2 proxies were voted by Carolyn Dahlgren, 5 proxies were voted by Connie Wood and 1 proxy was voted by Jean Leety.

The following agenda items are presented in the order handled by the Board and membership.

OPEN MEETING:

Julie announced that a quorum was present and the Annual Meeting was called to order at 6:17 p.m.

INTRODUCTION of Board, Attorney and Neighbors:

Julie introduced the Board and our HOA Attorney, Jeff Conklin. Julie then invited all present to introduce themselves, giving their lot numbers or addresses. Two new owners were present: Kathy Cooper, Lot 9, and Andrew DiPaolo, Lot36.

OPT-IN DIRECTORY:

A "Directory Authorization" was available at the check-in desk and handed out for completion by members. This document is a follow-up to the Board and Manager's attempts last year to create an ownership directory. The Colorado Common Interest Ownership Act does not allow the Board to distribute phone numbers and emails without permission, only owner names and street addresses. Members must "opt in" in writing to allow a membership list to be distributed. The resulting directory will be distributed to lot owners only. Based on Inna Campbell's (Lot 22) idea, the form allows owners to include pet names in case of another emergency like the Lake Christine fire. The form also allows owners to include children's names and alternate addresses.

2017 MEETING MINUTES:

Carolyn reviewed the 2017 draft Minutes, topic by topic, as detailed in Document 1 in the Meeting Packet. Connie Wood made a correction to the paragraph titled "Fire," on page 9. She told the membership that the fire started at the Sahnaw home, Lot 1, and Tim Herreid called "911." The fire was contained by the time the fire department responded and Carbondale & Rural made sure it was totally extinguished. Peter May made the motion to approve the Minutes as corrected and Brook Webster provided the second. The Minutes were approved, as corrected, unanimously.

PROPERTY/HOA MANAGEMENT:

Julie asked Carolyn to report on the cancellation of the HOA's professional management contract with Edquist Management and Real Estate, LLC. Carolyn summarized the Board's action: Having a professional manager did not reduce the workload of Board members, as anticipated, even though Keith Edquist's work with Covenant enforcement and other matters

was helpful. The on-going expense could not be justified considering the HOA' need for membership dues to be applied directly to water system work. The Board terminated the management contract under the "without cause" paragraph, giving Keith the required notice.

PRESIDENT'S REPORT/BUDGET/REVENUE RULING:

Julie reviewed HOA activities over 2018 and plans for next year, focusing on maintenance of the water systems, the curb stop valve location project, and the Water Infrastructure Plan for 2019. Julie noted that the 2018 Budget and the Board's Proposed 2019 Budget reflect the HOA's and the Board's primary responsibility for the domestic and irrigation water supplies and delivery systems.

Julie then reviewed Document 2, "Money Spent in 2018 on Water Maintenance and Repairs and Irrigation," pointing out what expense categories were involved – for example, professional fees/consulting, repair & maintenance, fixed asset/capital expense. Note: Document 6 in the Meeting Packet shows capital improvement listed on the HOA's Balance Sheet ("P&L" Statement), 2002 – 2018, including the new Entry Point and Isolation Valve, discussed below.

a. Irrigation Leak Repair

Even though we had little ditch water this year, a leak in a main on Kings Row North allowed water to pool in the ditch in the road right-of-way in front of the Chase's home (Lot 3). Tom Hazard and Patrick Chase volunteered their labor, with rented equipment, to excavate and repair. The leak started at the Hutter's home (Lot 24). A second leak occurred at the Thompsons' home (Lot 31). The homeowners fixed their service line leaks. There was also a brief discussion on an irrigation leak which has not been found that has been surfacing for 2 years. Tom Hazard has been and still is investigating the leak.

b. Main Well Pump Replaced Well 3

Wells 3 (best performing well) and 4 needed repair during the July Lake Christine fire when Kings Row was under voluntary and mandatory evacuation. Julie and Tom were at home to receive tank readings, showing readings down to 9.6', and contact EPC and Samuelson Pump. Environmental Process Control, Alan Leslie (our State licensed operator), was able to respond. The HOA had a replacement pump on-hand in the Pump House, but Samuelson Pump was not allowed to enter the subdivision to replace the Well No. 3 pump because of the evacuation order. The pump was replaced on Well 3, Well 4 was stabilized and the system was working and the tank full by the time owners returned home from the evacuation.

c. Entry Point

Just before the fire, Timberline Excavation was finishing up the State required Entry Point Project at the Pump House. Sauron and Tom worked on this project, as volunteers. EPC and the HOA's Engineer, Zancanella and Associates, completed the paperwork needed for the State Department of Public Health and Environment's approval of the new site for testing treated water. The HOA received formal approval from CDPHE.

The excavator, Lucas Lizotte, said it was an easy dig and our 40-year old pipes looked good despite being thin gauge PVC. At the Board's direction, Timberline Excavation searched for Isolation Valves in the mains running east and west in Kings Row, North, below the tank and pump house, while doing the excavation for the Entry Point. Two Isolation Valves are shown on

drawings for 1970's Garfield County approval of the plans for the subdivision's water system. Lucas did not find the valves on the main.

d. East Side Domestic Water Main Leak

One month after early July fire, Tom Hazard noticed the road was "spongy" on east side of King Row. It turned out that we had a leak in a main line where the pipe was not properly bedded. Timberline Excavation replaced the PVC; added a new Isolation Valve; cleaned out Garfield County's culvert under the road; and repaired the road cut with asphalt, not chip and seal, as required by the Garfield County Road and Bridge Permit. The new Isolation Valve, along with the other 2 identified earlier by John McDermott (the HOA's contractor who started the valve location project) at the east intersection of Prince and Kings Row, will allow the HOA to turn off the domestic water system in zones. EPC was on site to turn the system off and on twice, using the hydrant at the west end of Kings Row South as the drain point. Water running from that hydrant entered the basement of the Dziedzic's house (Lot 49). The Board reimbursed the Dziedzic's \$232.00 for items destroyed in their garage by the water flow from the hydrant.

e. Back Flow Prevention Device/Cross Connection, and,

f. CSV's (Curb Stop Valves) and Direction from Owners on Maintenance.

Julie reminded the membership of the State mandate that all lots with irrigation systems must have Back Flow Preventer devices installed and tested on an annual basis. Anti-siphon/Vacuum breakers MUST be installed on all hose bibs connected to potable water. During 2018 all lots which have irrigation systems provided pictures of installed BFP devices and certificates showing testing by a State-certified tester. Kings Row HOA requires the testing and the certificate be completed by September 30 of each year. Photographs will not be needed unless the device is changed, or, the State regulations on acceptable devices change. Julie reminded the membership that there is information on the web site and that she has information to hand out, if anyone wants a hard copy.

The HOA still has to create a control program giving the HOA authority to control or remove any potential cross connection on each lot. Kings Row does not have working CSVs on all lots so at this time we are unable to isolate portions of the HOA for repair or search for leaks.

John McDermott found about ¾ of the CSV. The Board cancelled the locate project this Fall, until the membership could discuss. Document 3 in the Meeting Packet is a list of all lots, those on which a Curb Stop Valve was found and those not found. There are at least 8 and, maybe, about a dozen lots (marked "No" or "Not Found" on the list) on which curb stop valves were not found. McLean's undeveloped lot on Kings Row, South (42), also does not appear to have a curb stop valve. The Board wants to know if the Association should hire someone to service and maintain all valves and replace those that do not work and install those that cannot be found. The Board's Proposed 2019 Budget, to be discussed next, does not include such a program, but the Board needs feedback in order to consider what should be included in future budgets.

The Board wants the subdivision to have a functioning water system, in accordance with state regulations. The Board recommends that the HOA install, replace and maintain CSVs on all lots, even if our dues have to be raised in order to do this. Julie noted: (1) it is possible that some

CSVs will break when exercised, just because they have not been maintained, and will then have to be replaced; and (2) even if the membership does not approve a maintenance and replacement plan, we still have to have a control plan under the State backflow prevention regulations. Julie asked the membership to think of the “community as a whole” – we are in this together and we are the water provider.

Mimi Trombatore asked why the HOA should have to pay for those who do not have CSVs. Tom Hazard said that he sees the maintenance/replace/install CSV program as a cost of taking care of the whole system and, thus, a responsibility of the HOA. Brooke Webster added that maybe the HOA and individuals could split cost; the membership needs more information. Peter May noted that shutting down the whole system creates havoc for some homeowners, especially those with pressure pumps, and we need the CSVs to shut down individual lots. Carol Nieuwenhuizen gave the example of Denver Water, the provider for the City of Denver, which has maintenance responsibility for CSVs, but if a problem arises, the owner has to fix.

The HOA’s lawyer, Jeff Cocklin, explained that if an owner does not have a CSV, the HOA may not be able to make an owner install one, but the HOA has to deal with the State mandate on Backflow Prevention devices to protect the water system from potential contamination coming from individual lots and elsewhere. Any one non-complying lot owner could cause the HOA, as an entity, to be out of compliance with the regulations and subject to fines. Jeff said a lot of subdivisions define CSVs to be “common elements,” rather than private property, but Kings Row’s Board voted in 1991 to make individual lot owners responsible for installation and maintenance of curb stop valves, as well as service lines. Jeff added there is more than one way to set up a system for installation, ownership, maintenance, repair and replacement. He will continue to work with the Board to develop options. Jeff said that, at a minimum, (1) the HOA has to have a right of access to protect the water system; and (2) if an owner does not maintain the CSV, the HOA will have to do so and assess the owner.

Chip McCrory encouraged the group to drop the discussion, since no decision will be made tonight, and move on to the Budget discussion.

g. 2019 Water Infrastructure Plan

The Board will work on a Capital Replacement Plan next year for the domestic water system, including a potential CSV program.

h. Budget (Documents 4, 5, and 7)

Document 4 in the Meeting Packet lays out changes over budget years 2016 – 2017 – 2018 and the Board’s Proposed Budget for 2019 (shown in column 6 on Document 4: “Approved by Board 9/19/18” and distributed to the membership prior to the Annual Meeting). Julie pointed out the increases in water analysis costs and payments to EPC for operation of the system, plus the costs of repair. She also explained that the website cost for 2018 included a 3-year payment, in advance, for the domain name.

Julie also presented the Board's recommendation that the HOA add a 6x6x9 paintable storage shed (Document 7) behind the Pump House for storage of HOA records. The State does not want HOA's to store paper files and other items in the pump house. EPC, our operator, does not want anyone other than the operator in the pump house. Sauron Chapman and Tom Hazard have volunteered to install the shed and Julie has access to metal file drawers.

Julie reviewed the information on Document 5, "Projection for Spending in 2019." The membership discussed the Board's recommendations: (1) \$2,500 to repair irrigation caps and valve boxes; (2) \$7,000 for excavation at the "T" In Kings Row, North, below the tank and Pump House, and installation of isolation valves (on street in front of Sydoryk and Cooper); (3) \$9,000 for repair of isolation valve not including Garfield County Permit and road repair at Kings Row North and Prince, assuming the County requires asphalt. Tom Hazard explained that it is possible that the valve may break when the excavator turns it; we may have to replace the valve; (4) \$3,200 for backup pump for Well No. 3 to keep "on-hand" in Pump House; and (5) \$2,000 for storage shed.

Connie Wood clarified that the Board is not proposing an increase in assessments and, per the Reserve Study, our Maintenance Reserve and Irrigation Reserve accounts are substantial. There was a brief discussion of the problems with the Reserve Study. Molly Bartholow, then, made a Motion to approve the capital expenses and repair work proposed for 2019, including taking money from reserves, as needed. Mimi Trombatore provided the second. The expenditures were approved unanimously.

Julie called for a motion of the proposed 2019 budget, summarizing that the Proposed Budget presented in Document 4: does not include management expense, as discussed earlier; and does not propose a change in allocation of dues among the operating budget and the 2 reserve accounts. The prior motion approved the use of reserve funds, as needed, for 2019 projects not able to be expensed in the approved operating fund budget. The HOA has always kept operating money and reserve money separate, showing the use of reserve funds on a separate balance sheet. Molly Bartholow made a motion to approve the Proposed Budget for 2019 and Brooke Webster seconded the Motion. The 2019 Budget (column 6 on Document 4) was approved unanimously.

i. Revenue Ruling

Julie reviewed the requirement for an annual vote on Revenue Ruling 70-604, Document 8, even though there is no cash to return to the membership or carry over. Our Association's Accountant continues to advise that we vote on and maintain this document in our corporate files. Brooke Webster made a motion to approve. Susan Cuseo seconded the motion and the Resolution was approved unanimously.

ARCHITECTURAL REVIEW COMMITTEE:

Susan Cuseo reported that David Bell has retired, with Adam Sahnaw and Susan Cuseo remaining, so the ARC needs 3 new members. Susan explained the function of the ARC to make recommendations to the Board, based on the Covenants, to approve or deny requests for changes on lots, including major landscaping projects. Susan said it helps to have

building/construction experience if you wish to serve on the ARC. She told the membership that there are not likely to be applications to act on until Spring 2019. The Board will appoint new members and new members will be contacted.

COVENANT 11, (Document 9):

Carolyn informed the membership that the Re-write Committee's (Mimi Trombatore, Molly Bartholow, Patrick Chase, Sandy Francis, Jo Ashton and Carolyn Dahlgren) draft of multiple sections of the Covenants is available to the membership to take home for review in preparation for a possible Spring Special Meeting. She then asked the membership to focus on Document 9 in the Meeting Packet, a rewrite of Covenant 11. Jo Ashton and Carolyn presented the results of the 32 completed surveys received by the Board on the written questionnaire, dealing with "stuff" on lots, sent out to the membership. Document 9 contains a tabulation of survey responses, denoted by asterisks, indicating what topics need membership discussion and decision. Carolyn explained that she and Jo drafted Document 9 based on the majority opinions expressed in the completed surveys, understanding that the survey was not a "vote".

In response to questions and comments by the membership, Jo and Carolyn detailed the Board's perceived need to define terms, not defined in the current Covenant 11. Animated discussion resulted in multiple interpretations of the current Covenant 11 and differing opinions about what values and assumptions that should drive the content. For example: The group first said that a "360 degree" view of lots should be protected. Then, with further discussion the group thought that perhaps only the view from internal subdivision roads was important and/or only the "principal view" from each lot. There were multiple opinions on what lengths of certain vehicles should be allowed; whether or not "bulk" was important, not just length; and what "screening" means. Tim Trombatore expressed the opinion that the HOA does not need to change the Covenants, rather the Board needs to enforce the Covenants as they exist. There was no resolution and no direction to the Board about how or if Covenant 11 should be rewritten.

Connie Wood made a motion to not vote on a re-write of Covenant 11 at the Annual Meeting. Chip McCrory seconded the motion, and the motion carried. Jeff Conklin commented that violations and enforcement of Covenant 11 are now complaint driven. He will continue to work with the Board on covenant interpretation and enforcement.

OTHER BUSINESS AND NEW BOARD MEMBERS:

The membership did not bring up other or new business. Carolyn Dahlgren announced her decision to resign and asked for volunteers to serve on the Board. No one stepped forward to serve.

ADJOURNMENT:

As the hour was late and people were tired, the Board called for adjournment and did not ask for a member to make the motion. Julie made and Sauron seconded the Motion and the meeting was closed at 9:10 pm.

Document 1

Kings Row HOA Annual Meeting Agenda

November 10, 2018

6pm, Missouri Heights Community League White School House

498 County Road 102

Carbondale, CO 81623

1. Open Meeting
2. Introduction of Board Members
3. Introduction of Jeff Conklin
4. Opt-In Directory
5. Members of Association Introduction
6. Carolyn/Manager Update
7. Carolyn Review 2017 Annual Minutes for approval
8. President's Report
 - a. Irrigation leak repair
 - b. Main Well Pump Replaced
 - c. Entry Point Completion
 - d. Water main leak and repair
 - e. BFPD (Backflow Prevention Device/Cross Connection) Testing
 - f. CSV's (Curb Stop Valves) and Direction from Owners on Maintenance
 - g. Water infrastructure plan
 - h. Budget
 - i. Vote on Revenue Ruling
9. Susan Cuseo and ARC (Architectural Review Committee)
10. Jo and Carolyn addressing the Covenants and vote on proposed amendment to Covenant 11.
11. Other Business/Recruitment of New Board Members
12. Close of Meeting

Document 2

Money Spent in 2018 on Water Maintenance and Repairs and Irrigation

July 4 and July 9 Repairs (on P&L as Water System Repair)

	\$153.00	EPC	EPC emergency call for water storage tank half full
	<u>\$949.25</u>	Samuelson Pump	Samuelson pump stabilizing Well #4 and repairing Well #3 with new pump

B. \$1,102.25

Entry Point Project (on Balance Sheet as Entry Point)

	\$340.00	EPC	consulting
	\$1,106.50	Zancanella	consulting
C.	<u>\$7,708.00</u>	Timberline Excavation	excavating
	\$9,154.50		

Irrigation Leak

A.

cost of irrigation
dig for ditch
water leak

\$506.85

Water Main Leak (\$14,620.28 on P&L as Water Main Leak Repair; \$4,425.87 on BS as Fixed Asset under "Water System")

	\$816.00	EPC	turning water off and on, maintaining water system
	\$155.00	GARCO	permit for repairing road with Asphalt
	<u>\$17,998.15</u>	Timberline Excavation	repairing leak and including new isolation valve and asphalt repair
	\$18,969.15		
	\$232.00	Lot 49	water damaged items from fire hydrant water draining into garage

D. \$19,201.15

\$29,457.90

\$19,201.15 Total cost Water main leak

\$4,425.87 new isolation valve

\$14,775.28 Total on P&L

Document 3

CURB STOP VALVES FOUND/NOT FOUND AND CURB STOP VALVES MARKED

Lot # and Owner's Name

Kings Row North

***** found/not marked

Down Valley Side of Street

Lot 3, Chase – YES - 2' left of drive/12' in from street - 0085 Kings Row Ave
Lot 4, Kopitsky and Slali – YES - west of lot 5 fence, 15' in - 157 N. Kings Row Ave
***Lot 5, McGowan – NOT Found - 0227 Kings Row Ave.
Lot 6, Nelson – YES - 2' left of drive/10' in under green plastic cap - 0317 N Kings Row Ave
Lot 7, Bader – YES - 15' right of drive/15' in from street - 0357 N Kings Row Ave
Lot 8, Bell and Ashton – YES – left of drive/15' in from street - 0435 N Kings Row Drive
***Lot 9, Cooper – NO - 0507 Kings Row Ave
Lot 10, Sydoryk – YES - 25' right of drive/30' in from street - 0601 Kings Row Ave.
Lot 11, Webster – YES (Bent) - 25' North of driveway/10' in from street - 0679 Kings Row Ave
Lot 12, May and Nieuwenhuizen – YES - Left of driveway/10' in from street - 703 Kings Row Ave

Up Valley Side of Street

Lot 2, Dahlgren – YES - 40' off rear side of house/180' in from street - 0034 Kings Row Ave
Lot 25, Keefe – YES - under or near his driveway 50-70' up from street - 0066 Kings Row Ave
***Lot 24, Hutter – NOT Found - 133 N Kings Row Ave
***Lot 23, Cuseo – NOT Found - 0226 Kings Row Ave(owner says there is no stop-searched by EPC)
Lot 17, Hazard – YES - 10' right of drive, 10' in-partly buried - 0344 N Kings Row Ave
Lot 16, Fielding – YES - 70' left of drive, 10' in from street - 0750 Kings Row Ave

Prince Drive

***Lot 22, Campbell – NOT Found-0304 Prince Drive
Lot 21, Kuen – YES - 12' east of drive/15' in from street - 214 Prince Drive
***Lot 20, Phillips – NOT Found 141 Prince Drive (may possibly be the 2nd valve in 151 front yard)
Lot 19, Wendrow – YES - 15' right of drive/15' in from street - 85 Prince Drive
Lot 18, Briscoe – YES - 80' right of drive/15' in from street - 30 Prince Drive
Lot 35, Leety – Yes - by yard hydrant-15' in from street - no address, vacant lot
Lot 34, Leety – YES - equidistant between mail box and hydrant - 18' in from street 103 Prince Drive
Lot 33, Carmichael – YES - in irrigation box - two stops - 6' right of drive/15' in - 151 Prince Drive
Lot 30, Lane – YES - 25' west of driveway/25' in from street - 197 Prince Drive
Lot 28, Sweeney – YES - 5' west of fence line/15' in from street no address, vacant lot
***Lot 26, Lewis – NOT Found 0283 Prince Drive

Document 3 (continued)

Kings Row South

Down Valley Side of Street

*** Lot 1, Sahnaw – YES - 1 abandoned, 1 old and 1 new - 1253 Kings Row Ave***

*** Lot 27, Herried – YES-1211 Kings Row Ave***

Lot 29, Wood – YES – 15' up right side of driveway - 1177 Kings Row Ave

Lot 31, Thompson – YES - about 25' up the right side of driveway - 1107 Kings Row Ave

Lot 32, McCory and Dayton – YES - 45' right of drive/15' in from street - 1039 Kings Row Ave

*** Lot 15, Devincenzi – YES - 0795 Kings Row Ave***

Up Valley Side of Street

*** Lot 13, Ahasic – YES-0777 Kings Row Ave***

*** Lot 14, Cook – NO - 0805 Kings Row

*** Lot 36, Rex – NOT Found - 0834 Kings Row

*** Lot 37, Chapman and Bartlett – NOT Found - 0890 Kings Row

*** Lot 38, Bartholow – NOT Found - 0878 Kings Row

Lot 39, Leavenworth – YES - 7' right of drive/40' in from street - 902 Kings Row Ave

*** Lot 40, McLean – NOT Found - 0940 Kings Row Ave

*** Lot 41, Gault – YES - 1028 Kings Row Ave***

*** Lot 42, McLean Empty Lot – NOT Found - no address, vacant lot

Lot 43, Trombatore – YES - 40' left of driveway, 10' west of Phone Utility box - 1056 Kings Row Ave

Lot 44, Phillips – YES - right of driveway/12' in from street - 1080 S. Kings Row Ave

Lot 45, White – YES – in the middle of the driveway - 1096 Kings Row Ave

Lot 46, Oken – YES - midway on lot, 15' in from street - 1124 Kings Row Ave

Lot 47, Peterson – YES - Shares with Lot 46 - 1144 Kings Row Ave

Lot 48, Francis and McNeilly – YES - in driveway 40' in from street - 1164 Kings Row Ave

Lot 49, Dziedzic – YES – in Lot 48 driveway 20' in - 1228 Kings Row Ave

Document 4

Budget

	Actuals Jan-Dec 2016	Approved Membership 2017 Budget	Actuals Jan-Dec 2017	Approved 2018 Budget w/ HOA Mgmt (dues increase)	Actuals 11/8/18	Approved Board 9/19/ 2019 Budget w/o HOA Mgmt
Ordinary Income/Expense						
Income						
ARC Fees	300.00	300.00	700.00	300.00	-	300.00
General Dues Income	30,070.00	34,920.00	34,920.00	44,620.00	44,620.00	44,620.00
Bank Interest Earned	50.66	45.00	99.09	100.00	89.24	100.00
Late Fees & Finance Charges	1,495.60	1,100.00	1,124.33	1,000.00	845.02	1,000.00
Misc. Income	746.74	400.00	-	-	-	-
Total Income	32,663.00	36,765.00	36,843.42	46,020.00	45,554.26	46,020.00
Expense						
Bank Charges	25.00	25.00	25.00	25.00	25.00	25.00
Basalt Water Conservancy	3,762.00	3,800.00	3,887.60	3,900.00	4,044.60	4,200.00
Bookkeeping+	6,205.50	5,500.00	7,436.25	2,400.00	4,603.50	4,500.00
Common Area Maint	-	700.00	-	325.00	-	325.00
General Meetings	100.00	100.00	262.50	100.00	100.00	100.00
Income Tax Preparation	682.50	700.00	692.50	700.00	847.50	900.00
Insurance	1,062.00	1,300.00	113.40	1,100.00	1,165.00	1,100.00
Irrigation Maintenance	412.80	800.00	2,082.55	650.00	-	650.00
Irrigation Repair	-	-	-	-	506.55	-
Misc. Expense Mo.Heights-Mtn.Meadow Irrig.Co.	44.00	40.00	-	-	8.13	-
	1,837.81	2,000.00	1,266.00	1,300.00	1,899.00	1,900.00
Office & Postage	1,063.63	1,000.00	746.83	700.00	1,129.27	1,000.00
Professional & Legal Fees	13,763.20	10,000.00	15,032.75	14,000.00	7,189.00	14,000.00
HOA Management	-	-	-	9,600.00	6,500.00	-
Snow Plowing	360.00	600.00	120.00	360.00	-	360.00
Telephone	428.53	425.00	442.78	450.00	414.71	450.00
Utilities	2,472.93	2,400.00	2,274.37	2,500.00	2,856.97	2,500.00
Water Analysis	2,528.00	2,400.00	2,618.50	2,500.00	2,277.00	2,500.00

Water System Maintenance	-	4,300.00	-	12,880.00	-	11,500.00
EPC	1,531.73		6,740.80		8,904.09	.
Misc.	78.75		8,009.44		395.00	
Water System Repair	-	-	-	-	1,102.25	-
Water Main Leak	-	-	-	-	14,775.28	-
Web-site	242.48	250.00	248.98	225.00	836.24	250.00
Total Expense	36,600.86	36,340.00	52,000.25	53,715.00	59,579.09	46,260.00
Net Ordinary Income	(3,937.86)	425.00	(15,156.83)	(7,695.00)	(14,024.83)	(240.00)
Available Cash						
Checking	137.32		665.62		8,133.76	
Irrigation Reserve Savings****	43,662.70		48,759.81	6,790.00	54,716.55	6,790.00
Maintenance Reserve Savings****	96,039.44		105,602.60	21,340.00	89,407.31	21,340.00
Reserve CD's	51,652.62		51,736.94		51,807.33	
Estimated Cash Available	191,492.08		206,764.97	28,130.00	204,064.95	28,130.00

***dues were increased by \$25.00 in 2015

***dues were reallocated in 2017

***dues were increased by \$50.00 in 2018

****I have transferred 1st, 2nd & 3rd quarter 2018 to Irrigation

& Maintenance Reserve accounts

Document 5

Projection for Spending in 2019

	Actuals 11/8/18	Total Assessments Per Year	Total Assessments Per Quarter	Approximately
Available Cash				
Assessments		44,620.00	230.00	61.33%
Checking	8,133.76			
Irrigation Reserve Savings	54,716.55	6,790.00	35.00	9.33%
Maintenance Reserve Savings	89,407.31	21,340.00	110.00	29.33%
Reserve CD's	51,807.33			
Estimated Cash Available	204,064.95	72,750.00	375.00	100%

(\$2,500 will be used to repair PVC caps with valve boxes for service valves)

(\$7,000 for Dig at "T", installing isolation valves)

(\$9,000 for repair of Isolation valve and repavement of road)

(\$3,200 for back up pump for well #3)

(\$2,000 for storage shed)

\$ 23,700.00

Document 6

Capital Improvements on Balance Sheet

Description	Year	Amount
Open Space Improvements - Fencing	2002	2,830.00
Well # 3 - Drill	2002	12,600.00
New Pump House	2005	40,473.62
New Pump	2005	9,571.98
Well #4	2011	34,953.91
Water Tank Painting	2015	38,500.00
Entry Point	2018	9,154.50
Water System (New Valve)	2018	4,425.87
		152,509.88

Document 7

Lean To Style Wood Storage Sheds

The Lean To Style Wood Storage Sheds are very popular and features a gambrel style roof design.

- 4' x 4' treated skids
- 3/4" tongue-in-groove O.S.B. floor
- 2" x 4" floor joists and wall studs, 16" o.c.
- 2" x 4" roof joists, 24" o.c.
- Door width: 3' or 4'
- Hinges, commercial type with heavy-duty screws
- Door lock & key
- Siding: Choice of Smartpanel or Duratemp
- Roof Shingles: your choice of colors
- Free Delivery in our service area
- Other options available (see below)
- Primed, ready to paint



The Lean To Style Wood Storage Shed is available in 25 different sizes. Select size in drop down box below. There are also 6 shingle colors to choose from as well as a 3' wide or 4' wide door.

DOCUMENT 8

Revenue Ruling 70-604 Resolution
Resolution of Kings Row Homeowners Association

RE: Excess income applied to following year assessments.

Whereas the Kings Row Homeowners Association is a Colorado corporation duly organized and existing under laws of the State of Colorado: and

Whereas, members desire that the corporation shall act in full accordance with the ruling and regulations of the Internal Revenue Service;

Now, therefore, the members hereby adopt the following resolution by and on behalf of the Kings Row Homeowners Association;

Resolved, that any excess membership income over membership expense, for the year ended 2018 as defined in IRC Sec. 227, shall be applied against the subsequent tax year members assessments, as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the of
Kings Row Annual Meeting held November 10, 2018

By: Julia Hayward
(President)

Attested: [Signature]
(Secretary)

Document 9

Covenant 11 page 1 of 4

SECTION 8: Changes Subject to Specific Standards and Requirements (ARC) 8.14, .15 and .16

Specialized Screening

1. Carports and Boat, Utility Trailer, Recreational Vehicle Ports: Fully enclosed garages are preferred. No open garage, carport or port may be constructed if it is to be used for storage of other than vehicles, including boats, utility trailer, and recreational vehicles defined below in **Screening for Certain Boats, Recreational and Utility Vehicles**, unless an enclosed storage area is included in the design. If constructed as a stand-alone building, an Accessory Building, a carport or port is counted in the Building Count of a Lot. If attached to the Single-Family Home by a structural wall, the carport is considered an Accessory Structure and part of the Single-Family Home for purposes of Building Count. Carport or port kits may not be used unless the construction material can be made to have the appearance and color of the Residential Buildings on the Lot and all County imposed snow load and other building criteria are met.

2. Screening for Certain Boats, Utility, and Recreational: Screening of the following vehicles is required, if not fully enclosed in an approved garage or other storage building, or, partially enclosed in an approved port:

a. Definitions:

- (1) Sailing or motorized pleasure craft/boats, up to **20*feet in length** ("Boat(s)");
- (2) Flat/open or sided utility trailers used for hauling, up to **30**feet in length** ("Utility Trailer(s)"); and
- (3) Camping vehicles used for temporary human occupancy including: (a) those towed by "ball and hitch," "5th wheels," and any other method of attachment to a highway legal /road vehicle; (b) truck campers; (c) camper vans; and (d) motor coaches/motor homes that are driven as road vehicles, up to **40 *** feet in length** ("Recreational Vehicle(s)")
- (4) and with a side wall less than 10 feet in height (or _____ square feet in size) and/or with a GVW of _____] ****
Boats, utility trailers and recreational vehicles larger than those defined above are not allowed on Lots in Kings Row, even if screened or enclosed.

b. Number per Lot: There shall be no more than a total of 3 Boats, Utility Trailers, and/or Recreational Vehicles on a Lot; not 3 of each. *****

c. Seasonal Use: Boats, Utility Trailers and Recreational Vehicles may be left in the driveway, unscreened, for seasonal use. When not being used on a regular, seasonal basis they must be fully enclosed/garaged or screened from view, as defined below.

*10-20 (15); 20-30 (12); no limit (3)

** 10-20 (5); 20-30 (18); *existing Covenants* 32'

*** 20-30 (6); 31-40 (14)

**** Not asked. Examples: over 24 ft in length, 8 feet wide, 8 feet high or a gross weight of 10,000 lbs or more (City of Aspen parking); "too high to clear the entrance of a residential garage" (Stirling Ranch) Note: a 40' RV can weigh 40,000 lbs.

***** Tie: 2 (9) and 3 (9)

d. Screened from View: Screening may be accomplished, depending upon the lay of the land of the Lot in question, by landscaping, fencing, or a wall. Screening may also include parking the Boat, Utility Trailer or Recreational Vehicle behind or along side an existing Single-Family Home or Accessory Building or an Equestrian Building, as long as the view(s), described below, is/are protected.

Document 9 (continued)

Covenant 11 page 2 of 4

e. Defining the Parameters of “View”: Kings Row protects the following views, therefore, Boats, Utility Vehicles and Recreational Vehicles must be screened so the vehicles do not impede:

(1) **Street View:** the view of persons on the Subdivision’s internal roadways; and EXAMPLE: Cook, Ashton- Bell, Hazard

(2) **Neighboring Lots’ Views:** the Principal Views of neighboring Lots. EXAMPLES: Kuen, Dahlgren

(3) **Open Space⁺**

(4) **CR 102⁺:**

(5) **CR 83⁺:** + Not asked

SECTION 7: Changes Exempt from ARC Review and Board Action 7.17

3. Existing Screening for Certain Boats, Recreational Vehicles and Utility Trailers: Review by the ARC and approval by the Board is not required for the screening of Boats, Utility Trailers, and Recreational Vehicles, described below in **Screening for Certain Boats, Utility Trailers, and Recreational Vehicles**, as long as the view protection requirements detailed in that section are met. If, at the time of recording of these Covenants, the view requirements are not met, the area used for screening is increased in size, or such screening does not exist on the Lot, then ARC review and Board action is required.

SECTION 17: Use Restrictions and Specific Owner Responsibilities 17.6, .7 4. STORAGE ON LOTS

a. Utility Facilities and Service Areas: Gas and electric meters, telephone boxes, and other utility connections, installed to serve Residential Buildings and Equestrian Buildings, shall be located in one or more service areas. The service area(s) shall be located so these items are not visible from the street and do not impede the Principal View of a neighboring Lot.

b. Storage Piles: No lumber or metal; fencing, roofing, scrap, recyclable, or bulk materials of any kind; refuse or trash shall be kept or allowed to accumulate visibly on a Lot. If stored on a Lot, such items must be fully enclosed in a garage or other approved Accessory Structure, Accessory Building or Equestrian Building. * Building materials may be kept on a Lot for temporary storage, without enclosure or screening, during construction.

** Current Covenant 11 has an inconsistency with listed items and “storage pile.”*

c. Clothes Lines: An area for hanging clothing and other household fabrics shall be screened from view by landscaping, fencing or a wall, adequate to protect the view from Kings Row’s internal roadways and the Principal Views of neighboring Lots.

d. Seasonal Recreational Equipment: Jet-skis and other personal water craft; rafts; canoes, kayaks, paddleboards and other paddle craft; snowmobiles, sleds and sleighs; motorized recreational vehicles, such as all terrain vehicles, mopeds, motorized trail bikes, motor/dirt bikes; and any other seasonal recreational equipment may be parked or trailered in the driveway for seasonal use. Off-season such equipment must be: (a) fully enclosed in an approved garage or storage building*; or (b) stored on specialized racks or other hanging devices on the outside of an approved garage or storage building; or (c) screened from view in the manner detailed above in **Screening of Certain Boats, Utility Trailer, and Recreational Vehicles**.

** Required by current Covenant 11; Number: Not asked in survey*

Document 9 (continued)

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e. Seasonal Plowing/Snow Removal and Landscaping/Yard Maintenance

Equipment, Tools, and Material: Seasonal equipment for use on the Lot such as a truck or all terrain vehicle/4-wheeler/small tractor with plow attached, and, the detached plow; riding mowers; standing mowers; walking mowers; small tractors; blowers; weed whackers; shovels, rakes and other gardening/landscaping tools; and piles or bags of manure, dirt, bark, and other gardening/landscaping materials, may be left outside on the Lot for seasonal use. Off-season, seasonal use equipment, tools, and material must be, either: (a) fully enclosed in an approved garage or storage building*; or (b) screened from view in the manner detailed above in **Screening of Certain Boats, Utility Trailer, and**

Recreational Vehicles.

**Required in current Covenant 11 Number: Not asked in survey*

5. Utility Trailers: Utility trailers shall not be used as trash containers. By definition, these are utility vehicles for hauling. Enclosure and screening are detailed above in **Screening for Certain Boats, Utility Trailers, and Recreational Vehicles.**

6. Recreational Vehicles: A Recreational Vehicle shall not be leased as a residence on a Lot, and, shall not be used as temporary housing or as an "extra," detached room or storage area for the Single-Family Home. Recreational Vehicles may be used to house visitors for not more than _____ (time period).

3 days, 1 week, 2 weeks, 30 days, x times a year

7. ROAD VEHICLES: The following restrictions apply to highway legal/road vehicles in Kings Row:

a. Parking in the Subdivision: There are no designated parking areas in Kings Row's off of Residential Lots, and road vehicles may not be parked on the 5 Open Space Parcels. Road vehicles may only be parked in the driveway or in a designated parking area on the Lot or in an approved garage or carport. State Law and the Garfield County Road and Bridge Regulations control parking in Kings Row's road rights-of-way. Kings Row allows parking in a right-of-way only for a time-limited event, such as a social event; for loading and unloading; or emergency purposes.

b. Vehicle Repair and Storage: Repair, maintenance, rebuilding, dismantling, repainting, and servicing must be done in an enclosure that conceals the sight and sound of the activity from Kings Row's roadways and from neighboring Lots. This restriction does not prohibit washing and cleaning of vehicles. No abandoned or inoperable vehicle may be parked, stored, or repaired on a Lot except in an enclosed garage or other approved storage building.

(1) Hobby or Home Occupation: Restoration or repair of vehicles for individuals not resident on the Lot must come within the definition of a Home Occupation.

(2) Abandoned or Inoperable Vehicles: "Inoperable" means any motorized vehicle that does not display a current motor vehicle license and is not currently registered; that does not have a have a propulsion system within the vehicle; or cannot be operated without first being repaired. "Abandoned" means any motorized vehicle which has not been moved under its own propulsion for a period of 3 months or longer [30 continuous days/ ___ weeks], provided, however, the time limit will not include vehicles parked by Lot Owners while on vacation or residing away from Kings Row. If the Board determines that an un-enclosed vehicle is abandoned or inoperable, the Board shall deliver a written notice of covenant violation to the Owner of the Lot on which the vehicle is located.

Document 9 (continued)

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and/or post the notice on the vehicle. The notice shall describe the vehicle and its location, and request that the vehicle be removed within 72 hours. Within the 72-hour period, the Owner of the Lot may request a hearing before the Board to explain the presence of the vehicle and request an exemption. If the vehicle is not removed and no hearing is requested, the Board may cause the vehicle to be removed and stored, at the sole expense of the Owner of the Lot. The Board and the Board's representative(s) shall have the right to enter the Lot to remove the vehicle without liability for trespass or otherwise.

SECTION 3: Residential Use 3.2.1

8. Business Vehicles: If business vehicles, whether marked with the business name or not, are parked in the driveway, there shall be no more than two such vehicles and they may not be larger than those identified by the manufacturer as 1-Ton. Business vehicles parked in the driveway must completely enclose machinery, equipment and other similar indications of business /commercial use within the vehicle. Business-related flat/open or sided utility trailers used for hauling are dealt with, below in **Screening for Certain Boats, Recreational Vehicles and Utility Trailers.**

NEEDED DEFINITONS: Principal Views and internal roadways:

SECTION 6: ARC and Board Discretion: Community Values and Community Objectives 6.1.2

1. Preservation of Principal Views From Each Lot: From the time of subdivision Kings Row has striven to "minimize . . . obstruction or diminution of principal views from each site." Each Lot in Kings Row is located so that a primary view can be maintained of: (1) Mount Sopris to the south; (2) more distant mountains, to the east and west; or (3) open vistas and rolling land, dotted with ranch and/or residential improvements (a singular "Principal View"). Any Proposed Change shall be reviewed and approved in light of preservation of the Principal View of the Lot under review and the Principal Views of impacted neighboring Lots.

SECTION 9: Roads

2. The internal roadways are not private subdivision roads. Kings Row Avenue and Prince Drive are maintained and controlled by Garfield County as public roads under Colorado statute. The outer circle roadway was platted as Kings Row Avenue, however addresses are often listed as Kings Row St., North or Kings Row St., South because of the northerly and southerly intersections of Kings Row Avenue with County Road 102. Kings Row Avenue is identified on the Garfield County Road Map as Country Road 161. Prince Drive connects the segments of Kings Row Avenue and has remained named as platted. Prince Drive is identified on the Garfield County Road Map as Country Road 161 A.