Kings Row HOA Annual Meeting

November 14, 2020

6:00pm

By Conference Call

1. Open Meeting @ 18:05
2. Attendess included: 8 homeowners attended the meeting which 6 had submitted proxies and 24 additional proxies. A Quorum was established.
   1. GR Fielding – also proxy – Lot 16
   2. Chris and Susi Bourne – also proxy – Lot 12
   3. Connie Wood – also proxy – Lot 29
   4. Mimi & Tim Trombadore
   5. Sauron Chapman
   6. Julie Mikus Hazard – also proxy – Lot 17
   7. Jo Ashton – also proxy – Lot 8
   8. Greg Litton – also proxy – Lot 33
3. Proxies:
   1. Dave Ahasic – Lot 13 – Julie Hazard
   2. Ryan Sweeney – Lot 28 – Julie Hazard
   3. Tim Herreid – Lot 27 – Julie Hazard
   4. Nicholas Wenthur – Lot 15 – Julie Hazard
   5. Jeff and Holly Bader – Lot 7 – Jo Ashton
   6. Jessica Bartlet – Lot 37 – Julie Hazard
   7. Josh Nelson – Lot 6 – Julie Hazard
   8. Joel and Page Cook – Lot 14 – Julie Hazard
   9. Kathleen Cooper – Lot 9 – Julie Hazard
   10. Michael Keefe – Lot 25 – Julie Hazard
   11. Roshni Slali – Lot 4 – Julie Hazard
   12. Susan Cuseo – Lot 23 – Julie Hazard
   13. Sylvia Wendrow – Lot 19 – Julie Hazard
   14. Roberta McGowan – Lot 5 – Julie Hazard
   15. Rachel Dayton – Lot 32 – Julie Hazard
   16. Alan McNeilly and Sandy Francis – Lot 48 – Julie Hazard
   17. Rebecca Chase – Lot 3 – Julie Hazard
   18. Sarah Kaiman – Lot 1 – Julie Hazard
   19. David and Kim Briscoe – Lot 18 – Julie Hazard
   20. Kathleen Dziedzic – Lot 49 – Julie Hazard
   21. Richard and Jean Leety – Lots 34 & 35 – Julie Hazard
   22. Ed and Paula Phillips – Lot 20 – Julie Hazard
   23. Andrew DiPaolo – Lot 36 – Julie Hazard
4. Recruitment of New Board Members – the current board members are serving their final year in their terms. We need new board members so that the transition in 2021 is smooth. No volunteers stepped forward.
5. Approve 2019 Annual Meeting Minutes – Jo Called for any corrections to the minutes: none were requested
   1. Julie motioned to approve the Minutes from 2019. Jo provided the second and all agreed.
6. President’s Report

Completed Potable Water Infrastructure

* + Kings Row HOA has 49 Lots
  + Out of the 49 lots, there are 44 lots that have existing and serviceable CSV’s

The Work:

* + 1. CSV’s were installed on 3 lots
    2. CSV’s were repaired on 9 lots
    3. CSV’S were replaced on 3 lots
    4. CSV’s were serviced and working on 29 lots
    5. There are no CSV’s on 5 lots, unable to locate the CSV and unable to locate the water mains
    6. Service and Maintenance program will be established in the Spring of 2021. Fire Hydrants to be serviced annually and Isolation valves and CSV’s to be serviced biannually.
* Completed Irrigation Water Infrastructure
  + 1. Tom Hazard completed repairs within the sub-division and new valve boxes on each lot’s irrigation valves.
    2. We will need to investigate the screens at the head gate to see if we can address the problem of silt/algae blocking the water flow.
    3. There was a brief discussion regarding the Ditch company piping the irrigation ditchwater through the Kings Row HOA in the future and the impact on Kings Row system. We will need to review our system to assure it is compatible.

1. Budget
   1. Julie reviewed the 2021 budget proposal. There were minimal changes and no dues increase for 2021. Question was asked regarding any foreseeable special assessments and the BOD agreed that there were not any foreseen. GR Fielding motioned that the budget be approved – Greg Litton provided a second and all agreed.
2. Revenue Ruling – The revenue ruling was passed for 2020.
3. Other Business
   1. Sauron Chapman mentioned that several homeowners are very concerned about the development proposed by the Ascendigo Organization. Discussion was held in regards to the steps that homeowners can take if they are opposed to the development. From a previous email sent to HOA members: PLEASE CONTACT GLENN HARTMANN, PLANNING DEPARTMENT FOR GARFIELD COUNTY AT 970-945-1377 ext.1570, AND EXPRESS YOUR OPPOSITION TO THE ASCENDIGO “CAMP” AND CONTACT KATHY CHANDLER-HENRY, EAGLE COUNTY COMMISSIONER, AT [Kathy.Chandlerhenry@eaglecounty.us](mailto:Kathy.Chandlerhenry@eaglecounty.us) IF YOU LIVE IN EAGLE COUNTY AND TELL HER YOU WANT YOUR INTEREST PROTECTED.
   2. Hunting on Private Property:

A homeowner advised the BOD that a hunting party wanted to shoot a Buck that was hanging out on their property. The property owner said no, the hunters left. Kings Row HOA Covenants and the county do not prohibit hunting within the subdivision as long as the hunters have a legal private land use license and approval from the owner of the land or property. Several attendees were of the opinion that hunting should be prohibited by our Covenants and will work together to present the BOD with a rough draft to address this concern. If drafted, the Covenant will be presented at the next Annual Meeting for member discussion and decision.

* 1. The State of Colorado (CDPHE) did an inspection of the Kings Row HOA water system including the water storage tank, the three wells and the output for sampling the water. We passed! They encouraged the HOA to have water meters installed at each residence to ensure usage and gauge for leaks. This is not a requirement at this time but may be in the future. The BOD will need to address this if or when this becomes part of the state water law.

1. Close of Meeting at 19:03