

The Reserve HOA
DRAFT Annual Meeting Minutes

Date, Time: 7:00 p.m., Oct. 14, 2020
Location: Community Center Meeting Room
Arranged and Conducted with attention to Covid-19 safety

Present: President, Lynn Weissenrieder
 Vice President, Ward Nelson
 Secretary, Tom Dority
 Treasurer Alan Groesbeck

Absent, excused: ACC Chair Gary Christ

Guests: 13 Reserve homeowners + 18 by proxy

Lynn called the meeting to order at 7:00 p.m.
Changes to the agenda: none

President's Report

Lynn noted that there is only one vacant lot remaining: lot # 3.
41 of 43 original lots are either occupied, under construction or have planned construction..

Lynn conveyed thanks from the neighborhood to:

Marlys Polson for keeping the Board aware of statewide HOA issues,
Dennis Claassen for clearing snow and for placing rocks in cul de sac centers,
Rod Unruh for serving on the Architecture Control Committee,
Susan Weissenrieder for organizing volunteers for a very effective weed control,
Bill Steinhauer for conducting a review of HOA financial records and processes, and
for counting the votes.
Welcome was extended to new owners Brad and Kelley Anderson (lot 12) and new
owners Bill Hargett and Cynthia Johnson (lot 28).

Emeritus honor awarded to Lynn Weissenrieder

Lynn was applauded by his neighbors for his steadfast leadership of the Executive Board, his many operating assignments, and his collaborative style over sixteen years' volunteer effort. In his role as Emeritus, The Reserve may call at will upon his memory and judgment.

Secretary's Report

Minutes of the Annual Meeting, October 16, 2019 were adopted by a motion from Don Bishop, seconded by Sheldon Johnson, all in favor.

Tom explained that the election of one new Executive Board member was being canvassed during the meeting by Bill Steinhauer and would be reported later.

Treasurer's Report

Alan summarized the Treasurer's financial report with current financial position and a proposed 2021 Budget by comparison to previous years. Expenses in 2020 exceeded the budget for berm maintenance and the cost of backwater inspection on the irrigation system. Briefly, the proposed 2021 budget is based upon one more year of \$300 assessments (\$150 operating and \$150 capital reserve) and expenses similar to 2020 expenses except for minor projected differences.

These reports will be available as separate documents. Each will appear on the agenda of the November 6, 2020, Executive Board. Following their approval of the 2021 Budget, it will be available on the Reserve's website: thereserveatestes.org

Architectural Review Committee

In Gary's absence, Lynn reported about several properties that have completed construction or built modifications during 2020:

Henry's replacement of plastic netting deer fence with aluminum fencing
Meyer's driveway paving completed
Meyer's toy shed and color approved
Brewer's bridge walkway completed
Schultz & Brighton house colors for lot 34 approved
Zimmerman's house colors and textures approved and landscape berm placement for lot 26
Estes' landscaping plan for lot 40 approved
Lawson's landscaping plan and fence for lot 25 approved

Lynn asked that all Reserve owners remember that we are a covenant controlled community and to check with the Board before making changes to your property or landscaping.

New Business

Ward noted that the coaster tracks have been installed on the eastern slope of Dry Gulch road for that new amusement ride. A website has been established by the owners.

Ward also updated his contact information with Westover construction for their Wildfire Homes project that is to be built along Dry Gulch near the Reserve. The project is planned for nine single-family homes closest to the Reserve, town homes and apartments going further to the east. There is to be no egress road between the Westover development and the Reserve.

Election of New Officer

Bill Steinhauer announced that 31 votes, both ballots and proxies, were cast in unanimous election of Jim Morriss to a three-year term on the Executive Board. Jim volunteered to apply his varied and professional background to the management of The Reserve.

Adjournment

As no further business was raised, Lynn adjourned the meeting at 7:43 p.m.

Unless the time or place is changed and announced during the year, the HOA Executive Board will meet at 9:00 a.m. at the following days and places:

November 6 --Ward's
March 3 --Alan's
June 2 --Tom's
August 4 --Gary's
August 14 --BBQ located TBD
October 13/20 2021 Annual meeting, Location TBD
November 3, 2021 --Jim's

Next Board Meeting date: _Friday, Nov. 6 Location: Ward's home