

**The Reserve HOA**  
**Board Meeting Draft Minutes**

August 3, 2022

Location: ZOOM

Present:     President, Ward Nelson  
              President Pro Tem, Jim Morriss  
              Treasurer, Alan Groesbeck  
              Secretary, Tom Dority  
              At Large, Marlys Polson

Others present: Lynn Weissenrieder, Emeritus

Ward called the meeting to order at 9:05 a.m. Alan moved, Jim seconded approval of the minutes from the Board meeting of March 3, 2022, all members approved.

The draft agenda for the meeting was amended to allow Lynn to report first on his efforts to replace some signs on the Reserve properties and the Conservation Easements. He has ordered new signs for clear posting about restrictions of the Easements and small, uniform signs to replace the inconsistent privacy signs. Lynn will contact those homeowners with privacy signs to replace them with the new ones.

Lynn also indicated that the Wine Flag events are all taken up by neighbors and a few already in the new year.

**President's Report**

Ward noted that the Architectural Review Guidelines, reviewed and updated by the Board, have been added to the Reserve website for the convenience of Reserve homeowners.

He also suggested that the Board consider adding to the agenda of the Annual Meeting on October 19 a guest speaker about the Estes Valley Land Trust. Board members agreed this would be a useful presentation along with other discussions at the Meeting. Ward will invite the current CEO of the

Trust to discuss the value of the conservation easements and other issues related to the Reserve.

### Secretary's Report

Tom described the Board election and Annual Meeting arrangements for 2022. He will inform all homeowners on August 13 about the election of two Board members and invite their interest in joining the Board for a three-year term. Interested homeowners will need to prepare a short biography by September 16. Ballots and proxies will be provided to all homeowners by October 6. Tom will have the votes counted during the Annual Meeting and report the winning results of the simple majority of votes.

Board members' terms elapse after three years. This is the continuing effect:

2022	Alan & Tom
2023	Jim Morriss
2024	Ward Nelson

The Board discussed on June 2 whether the annual meeting should be moved to summer, when more homeowners are in residence, instead of October. The change would require an amendment to the Meetings section of the By-Laws. A poll question will be included on the ballot to learn which time is preferred by the homeowners.

### Treasurer's Report

Alan presented the financial statements and detailed the receipts and disbursements for the year to date 7/31/22. Total assets were \$44,143, including capital reserves of \$27,611. Assessments and other income total \$13,050. Last year, Alan sent assessment bills to all homeowners via Email, saving postal expense. He has also examined potential ways for homeowners to pay Assessments digitally, lest costly. He will propose either using the automatic bill-pay service from a member's own bank, or an ACH debit from a member's bank.

### ACC Report

The ACC approved the installation of solar panels proposed by Tom and Anna Leigh, to be installed on their roof yet this year. Ward explained that

the Leigh's installation plan was a very thorough and useful technical study of installers and products.

Rod Unruh provided a list of other action by the ACC at August 2022:

The following actions have been taken by the Architectural Control Committee (ACC) on behalf of The Reserve at Estes Park to date in 2022:

Lot 6: Pepino residence – informal discussions regarding the possible need for approval of porch railing replacement and some fence removal. Owner was advised that ACC approval for such items is not necessary.

Lot 22: Brewer residence – review and approval of tree additions.

Lot 29: Roth residence – in reference to an earlier discussion of adding a section of artificial turf in the back yard, changes in State Law have been brought to the Owner's attention. Specifically, State Law does not allow HOA's to ban the use of (drought resistant) artificial turf in back yards.

Lot 30: Leigh residence – informal discussions regarding the addition of solar panels on the property. Subsequently, request for approval of a solar installation was made. The request was reviewed and approved.

Lot 34: Schulz residence – request for privacy fencing and landscaping was reviewed and approved.

### Old Business

Marlys reported that Joan Sapp's crew completed the cleanup of the berms. They have also completed most of the shrub planting, wildflowers and grasses on all three of the cul de sacs. The strong rains have enabled this project to go forward. She also expressed concern about what appears to be a large leak in the underground irrigation system for the berms. Lynn will contact Mike Griffith in order to seal the system and get it working properly.

Jim opened a discussion of the HOA's approach to noxious weeds, particularly those on property of nonresident owners. He drew attention to the Estes Park municipal code related to noxious weeds. It is a violation of

the local ordinance for a homeowner to fail to “manage” a problem of noxious weeds, as defined by the Larimer Co. noxious weed list or the Colorado Dept. of Agriculture list.

Jim recommended that the reserve adopt a consistent approach, including information to all homeowners about what weeds are noxious and must be prevented from growing and reproducing. It has been the practice of the HOA to send a friendly letter to an offender, followed by contacting the authorities if the homeowner has taken no action to abate the spreading weed.

Board members agreed to have Jim recommend a process, borrowing from what was successful in previous years and consistently to require homeowners to adhere to the Estes Park ordinance at their own expense. Jim and others suggested the issue be clarified to all Reserve homeowners at the Annual Meeting, with information about what noxious weeds look like, how to abate their growth, and what is required of them for maintenance.

There being no further business, Ward adjourned the Zoom meeting at 10:07 a.m..

The Board confirms the calendar of Board meetings remaining:

August	20	BBQ, Unruh
October	6	Zoom
October	19	Annual Meeting
November	3	Zoom