

Minutes of the annual Langtree Property Owners Association follow.

Meeting was held at the Woodmoor Barn on 15-February-2025.
Meeting was called to order at approximately 6:05pm by President Tim O'Grady.

15 properties were represented by attendance.

- English/McArdle, Burnham, McBride, Wood, Wessel, Gerhart, Rush, Smith, Clary, Burns, Walkes, O'Grady, Garrity, McHugh, Savarda

3 properties were represented by proxy:

- Oetting, Forth, Lovelace

President Tim O'Grady identified that a quorum had been reached and the meeting could commence.

No new owners were present and no further introductions were made.

A recommendation to accept the previous year's minutes was raised. Motion to accept by Missy Wood. Second by Jeff Gerhart. All were in favor with no dissenting votes.

ACC report presented by VP Dick Wessel.
The report described a "busy year" for ACC activity.

- 3 applications for replacing a deck
- 1 for construction of a greenhouse
- 1 for concrete pad
- 1 for a new roof
- 1 for a new fence
- 1 for a fire pit
- 1 for reconstruction of front porch
- 1 for garage addition

Also, this year was different due to the introduction of the covenants variance process.

- RV storage
- Boat storage
- New fence
- RV submission was subsequently withdrawn

Water report presented by VP Dick Wessel

- 2 lots were over quota. Owners were notified and advised to take corrective action

Annual Tree Inspection presented by Dick Wessel

- 2 trees were identified as infected with IPS beetle and are pending removal

Announcement by President Tim O'Grady:

- Langtree is officially on the list for repaving projects by the county. Paving operations are anticipated around July or August

Covenants Process Review, presented by President Tim O'Grady

- Years 2023 - 2024 were dedicated to creating and codifying covenants which were compliant with current state law.
- There have been multiple coordination points with association membership in the form of announcements and votes
- Documents were reviewed by legal counsel over 3 separate sessions
- We are now "official"
- The Board is trying to be facilitators and neighborly, not enforcers
- The Board received "pushback" from some neighbors regarding variance process. As a result legal counsel was engaged and documents were deemed to be correct and enforceable, as long as Board follows RPPRR (aka, "ripper")
- Our legal firm has offered webinars to further educate regarding the operation of an HOA. President Tim O'Grady and Jeff Gerhart attended.
- Regarding any perception of "wasting money" on certified letters, this is required per the process. If fees were to become significant, fees can be recovered from offending parties.

Further discussion on ACC requests and the "variance process" and when it is needed:

- Any exterior modification must be accompanied by an ACC request. In many cases, there is no concern and the process is simple enough to follow.
- Question from membership regarding the installation of a new roof (without any aesthetic changes) but without having filed an ACC request: should it have been filed? Answer: yes because precedent must be followed for cases where the aesthetic might be changed. Referencing previous cases where the process has been followed assures consistency without favoritism.

Indemnity Insurance, presented by President Tim O'Grady:

- Insurance is required in the event of legal action pursued by an owner against the Board. The current carrier was noncommittal regarding coverage but eventually responded with confirmation that the Board is covered. Farmer's insurance provided a more confident response, but their cost is higher (about 3x). The future Board can consider this change if deemed necessary.
- Our legal firm has extensive experience in these matters as they have merged with a firm in Denver and collectively represent over 1400 HOAs in Colorado.

- A typical cost for litigation is \$20K - \$25K

Annual Dues, presented by Treasurer Bryan Wood:

- To offset a declining run rate in the budget, the Board has recommended a one-time dues increase from \$100 to \$200 for the year 2025.
- Question from membership regarding what appeared to be a recurrent legal retainer cost in the budget. Answer was that it was not recurring but represented the cost if legal counsel were engaged. This cost covers legal fees and experience in actions such as filing a lien.

Website Review, presented by Secretary Dave Smith:

- LPOA is required to maintain a repository for "public" documents (copy of covenants) and "protected" (association-only) documents.
- Currently, LPOA pays about \$372/year for a custom web solution. All maintenance of that site is performed by a single-point-of-contact person. There is no option for "self-service" of the site or its content.
- The Board is proposing a commercial solution as follows:
- Domain name hosting at \$42/year (or \$240 for 6 years)
- WordPress content hosting at \$155/year (or \$838 for 6 years)
- 30 GB Storage (included)
- Email accounts (included)
- Total recurring cost is \$197/year (or \$1078 for 6 years)
- There is a one-time transfer cost of \$12
- Question raised about "it's a lot of work, and who will do it?" Answer: Dave Smith will facilitate that migration over the next few months.

Annual Budget, presented by Treasurer Bryan Wood:

- Budget line items were reviewed consistent with previously distributed budget. The total costs were identified as greater than incoming dues and hence the recommendation for the increased annual dues.
- Without an increase the association would face a deficit balance of (negative) \$900
- Several line items have increased in cost
- Question raised about the cost of renting the Barn. Answer: \$100 per meeting
- Motion to accept the proposed budget, including the dues increase to \$200 by Anna English. Second by Brandon Garrity. All were in favor with no dissenting votes.

New Board:

- President, VP and Secretary Board positions were identified as open, with the intent by Treasurer Bryan Wood to continue in that role
- If no Board is elected, the association would fall into receivership or outsourced to a company. These options are not cheap with one such example cost of \$895/month after (significant) start-up costs.
- Prior to the meeting Jeff Gerhart offered to serve as President. James McArdle offered to serve as VP. Dick Wessel offered to serve as Secretary.
- Motion to accept new Board members raised by Missy Wood. Second by Pat McHugh. All were in favor with no dissenting votes.

Motion to adjourn meeting raised by Pat McHugh. Second by Jeff Gerhart. All were in favor with no dissenting votes.

Meeting concluded at approximately 7:15pm