

FRE HOA July 31, 2021 Annual Meeting Minutes

Meeting was called to order at 10:15 AM. A Quorum of members were present or had given their proxy.

Michelle Furmaga, HOA Secretary brought up the only matter of business. The current HOA Board officers: President Phil DuChateau, VP Jay Harroff, and Treasurer Jeff Furmaga all wish to step down/retire this year. Self-nominations were requested amongst the attending HOA members. Three people volunteered: Pete Simonson, Ruth Trittin, and Jim Whiteneck. A vote was taken, and the following new Board officers were elected to begin terms July 2021:

President: Pete Simonson

Vice President: Jim Whiteneck

Treasurer: Ruth Trittin

Secretary will continue to be Michelle Furmaga (began term in July 2018)

No other business matters were on the agenda, so the floor was opened to Members questions/concerns.

Question by Carol Whiteneck: could the HOA put out a Neighbor email & phone number list, for ease of contacting each other for possible future emergencies, such as the fire evacuation last year?

Answer: in the past, HOA members have voiced preference for not wanting this information provided, due to privacy concerns as well as issues regarding email spam or other compromise. With the next email communication to all members, Secretary will alter form to ask if neighbors would be willing to allow their email & phone number to be shared with their neighbors, for HOA neighbor use only.

Question by Jill Hurd & Pete Simonson: could the HOA make the Outlots, particularly the portion by Fall River, more conducive to their originally intended use? Particularly access to Fall River for quiet sitting, enjoyment of the River, and fishing. Multiple members discussed other factors such as overgrown weeds, lack of a path, poorly marked identification of where the Outlots are, and garbage which needs to be cleaned up.

Answer: the newly elected Board would like to look into this, and put together a proposal to improve River access particularly, and also enjoyment of all the Outlots, leading up to RMNP. This may involve neighbors meeting for a "cleaning party" to pick up garbage. All Outlots are in the Estes Valley Land Trust, and thus physical alterations would need to be addressed with them before plans are made.

Question by Jeff Furmaga: Has the weed control been done yet this year for the Outlots?

Answer: Not yet. Deep Root Care (Brian 970-238-6505) is the company who has done this the past 5 or so years, and will do so again this year. Secretary Michelle Furmaga will contact him directly to ensure we are on his calendar.

Question by John Pearson: one of his neighbors had discussed with John that he (the neighbor) was dissatisfied with a Town Variance on property lines requested by the owners of an empty lot near John's neighbor's house. A new construction home will be built there, and the lot owners applied for a property line Variance from the Town of Estes Park. The Hearing for this Variance was officially held by the Town in March '21, and approved. John's neighbor disapproved of the decision by the Town, and discussed his displeasure with John (and also with each Board member individually). John's question is, what is the HOA Board's overall strategy and intention in terms of negotiating between a dissatisfied HOA member, and the Town, when a Variance has been granted for new home construction on one of the few remaining empty lots in FRE?

Answer: in the HOA Covenants (paragraph 2N) a system of interaction between the HOA landowner, the Town, The HOA Board, and the immediate HOA neighbors is described in regard to building Variance applications. This prescribed method was followed by all parties in the matter John is referring to. In general, the HOA Board has no professional or legal standing to override the Town's Variance approval methodology. MANY property line Variances have been granted by the Town to the existing homes in our HOA, thus there is no legal precedence for this type of objection to be made by the HOA to the Town. In short, if a Variance has been approved by the Town, the HOA Board will not object to it as long as the procedures in paragraph 2N are followed. It was clarified that, of course, private individuals can object to the Town in whatever manner they believe is appropriate, but the HOA Board will not assist them.

Question by Carol Whiteneck: how are the finances looking for FRE HOA?

Answer: Fine. No big projects are planned, and no large expenses are on the horizon. There is no anticipation of increasing yearly dues; in fact we do not want excess funds in the bank account, as that would increase State fees if the non-profit funds exceed a certain amount.

No further questions or comments were made. Motion to close the meeting was made & seconded at 11 am.

Respectfully submitted by Michelle Furmaga HOA Secretary