

TO: Jay Stoner – President LDI

Kristin Lindsey - Arrow Realty & Management Broker/Owner

Kayla Ramirez- Arrow Realty Property Manager

Kyle Bernhardt- New Board Member

Chris Cobbley- New Board Member

Christopher R. Franzen- New Board Member

Subject: Kiowa Park Home Owners Association Annual Meeting January 23, 2020. This meeting was held at the VFW facility in Wiggins, CO.

Attendees:

Jay Stoner President HOA

Kristin Lindsey Owner/Broker Arrow Realty

Kayla Ramirez Arrow Realty

Gordy Hershberger V.P. HOA Kiowa Park Subdivision

Kyle Bernhardt- New Board Member

Chris Cobbley- New Board Member

Christopher R. Franzen- New Board Member

The meeting was called to order by Jay Stoner and attended by approximately 50 residence from Kiowa Park.

The first order of business was the election of three New HOA Board members. The following residents were on the ballot:

Kyle Bernhardt

Chris Cobbley

Christopher Franzen

Evan Schiel

The following New 3 individuals were voted to the Board on January 23, 2020.

Kyle Bernhardt, Chris Cobbley, and Christopher Franzen.

Kiowa Park now has a total of 5 members as follows: Jay Stoner-President, Gordy Hershberger-V.P. Kyle Bernhardt,Chris Cobbley,and Christopher Frazen.

Jay presented the Kiowa Park Map that reflects the final phases of the development. The Pink portion of the map (South Side) will begin home construction in April. The Brown portion of the map (Southwest Side) is a smaller parcel that will begin construction in the late fall of 2020. Once these two phases are completed the development will be done.

Jay discussed the importance of the upcoming Town Council election to be held on April 7, 2020. Numerous trustee positions will be voted on during the upcoming election. Included here will be the position of Wiggins Mayor. Jay pointed out that in the past politics had played a large role with some of the decisions taken by the previous Board. Hopefully, going forward the new city representatives will be more focusd on positive results for our community.

The position of Town Administrator is also currently open in Wiggins following the recent resignation of Mr. Paul Larino. This is a key position for the city and the Wiggins community.

An inquiry was made regarding if a resident could attend a future Executive Board meetings. The answer was yes.

Jay talked about the reasonable rates in Kiowa Park for our sewer and water. As comparied to other communities in Eastern Colorado our rates are very reasonable.

The future of a pool in Kiowa Park and Soccer fields are in a holding postion. Future funding with grants may still be forthcoming.

A question was raised relating to the future of street paving. Jay advised that once the weather improves the top paving will resume.

Upcoming Board Activity and Miscellaneous Comments:

The following is a summary of some of the discussion activity that will take place in our upcoming January 30, 2020 Executive Board Meeting: This meeting will be held at the Arrow Realty & Management facility in Fort Morgan, CO.

The Board members will exchange email addresses and telephone numbers to foster future communication.

The positions of Secretary and Treasurer need to be assigned. Currently, Jay Stoner is the President and Gordy Hershberger is the Vice President on the Kiowa Park Board.

Kristin will provide the Board with the details of the 2020 expenses and corresponding revenue. The details of the 2020 budget (Financial Spreadsheet) needs to be reviewed and discussed. Once agreed upon a vote will be taken and the budget implemented for 2020. Kristin also pointed out that currently we have approximately \$5,699 in our treasury year end less \$1,000 yet to come out for our street light expense.

Currently, the ARB is made up of Jay Stoner- President, Mark Foster-Builder, and Jerrod Ashida from LDI. Jeremy Ashida from LDI is responsible for the individual on site inspections of the data submitted to the ARB board. All residential submittals will be forwarded to Kristin Lindsey for her review and then on the ARB for final consideration.

The Board will discuss on-going communication and expanded guidelines between Board members, the Administrator, LDI personnel, the city of Wiggins, and most importantly the residents of Kiowa Park. The purpose of this discussion will be to insure we are all on the same page regarding Covenants including Conditions/Restrictions and future enforcement procedures. Included here will be the on-going communication pertaining with and to the ARB. The Kiowa Park Homeowner Association Policy and Procedures will also be discussed and reviewed.

A resident in attendance asked if Evan Schiel could be appointed to the new Board. Evan was not in attendance and was not voted to the Board. Kristin advised she would advise on this subject.

The Board will discuss additional compensation for the Administrator as this was brought up at the meeting.

A discussion will be undertaken regarding the grading of property and corresponding water drainage as discussed by some homeowners during our meeting. Numerous residents have current issues pertaining to this subject. Jay offered to get involved with ALL the Kiowa Park builders and advise.

Regarding the above subject the Board may need to establish future specific guidelines. Jay requested the residents of Kiowa Park who voiced their opinions should send emails to him so he can use these emails as ammunition with the various builders.

Several residents in attendance voice their opinions relating to the planting of flowers. The overwhelming position was taken by the residents that a fee would NOT be accepted for the planting of flowers that enhance the overall appearance of the homeowners property. Regarding this subject some level of common sense should prevail on planting as discussed during the meeting. This will be a discussion item during the Board's upcoming meeting.

Perhaps the planting of shrubbery, berry bushes, small trees, etc does not need to part of the ARB process? Is the process of ARB approval really needed on this subject? What specifically needs to be submitted to the ARB for approval going forward? This subject needs to be reviewed by the Board and a general consensus agreed upon.

It was mentioned during our meeting that inquiries to the ARB process should include a description of the request, pictures, drawings, and measurements of the subject. This is in line with the current guidelines for landscaping submittals.

The Board will review the responsibility interface between the city of Wiggins and Kiowa Park. Here are a few of the past issues for our review. The front entrance appearance in the past has had weeds in the rock garden, grass clipping on the side walk and in the street after the grass has been mowed.

In addition, the Board should discuss the rock piles in the playground that need to be spread. Gravel, grit and debris in the streets also needs to be discussed. The large dirt pile on the right side of the front entrance also needs to be addressed. On this subject perhaps several large boulders here would be up for consideration. In line with the above issues a clean up time should be established in the near future.

The residents during the meeting discussed a number of fences that are NOT stained. The Board needs to establish a procedure for the enforcement of this and any other issues that need to be enforced within the Kiowa Park covenants. Also included here are some residential backyards that are not in accordance with the covenant standards.

In the past regarding covenant enforcement, Kristin has conducted individual street audits and subsequent letters were written to the residents that were not in compliance with the HOA guidelines. Included in this discussion will also be the subject of flat beds and trailers that currently reside in driveways or on the streets in some cases.

Two residents during the meeting discussed Easements that appear to be on some of the residents property. Specifically, gas line easements by Xcel Energy were mentioned. Jay agreed to look into this issue.

Finally, some form of communication needs to be established between the HOA Board and the Residents of Kiowa Park. This perhaps could be done through the Kiowa Park Newsletter that I believe is written by TEAM Arrow Realty.

A copy of this summary has been distributed to Jay, Kristin, Kayla, Kyle, Chris, and Christopher.

Thanks to ALL who participated in our HOA Meeting of January 23, 2020.

