FRE HOA secretary minutes from Annual Members Meeting 7/13/2024

The meeting started at 10 AM and lasted until 11 AM. Introductions of all in persons members and all Board members was made. 32 members were present.

New secretary Karri Buglewicz was introduced: taking over from Michelle Furmaga, who has served as secretary since July ‘18. Karri’s secretarial role was voted upon/approved at the Membership meeting in 2023. She has met with Michelle over the past year to prepare to take over the secretary position as of today.

Pete Simonson nominated a proposed new vice president, EdBuglewicz, who would take the place of Kirt Kirtland as of today. There were no other candidates who volunteered. The nomination was passed by vote of the members.

Ruth Trittin plans to retire as treasurer as of next year and requested anyone who is interested to learn the treasurer's role/duties during this coming year to contact her. Cathy Griffin stated she would be interested in learning more. An anticipated nomination of Cathy Griffin was brought before the members as to whether this would supported if she desired to begin a term sooner than next year. This nomination also was passed by vote of the members.

Board Members for July ’24-July ’25:

President Pete Simonson

VP Ed Buglewicz

Secretary Karri Buglewicz

Treasurer Ruth Trittin

Board agenda :

-Pete & Kirt discussed general fire mitigation for individual homeowners and the HOA outlots. Our HOA is in the high risk category overall, but home ignition is in the extreme risk category. The HOA will again provide a dumpster this year for members to place their own fire mitigation/fuel reduction materials in.

-Kirt described a $3000 grant from the county which will help the HOA continue with its fire mitigation efforts on the outlots within the boundary of the HOA.

-Pete discussed that the HOA is looking for an attorney to assess if covenant updates for the HOA are needed. We are also looking for a CPA with experience in HOA work to help file tax returns for the HOA for the past 5 to 10 years that it has not been getting done. It is not anticipated that the HOA owes any money, as taxes have been paid; this would simply be a bookkeeping issue.

-The HOA is trying to update its website, hopefully with a new system, as GoDaddy has been difficult and cumbersome to work with.

-Pete reports that dues increase was supported by an informal email inquiry he made several months ago amongst members. The Board has decided to increase dues to $100 per year for the next 3 years (starting in 2025), then to reassess as to whetherdues can be lowered again. This increase is primarily needed because of the high cost of fire mitigation which has come up over the past 2 to 3 years.

Member agendas :

-member Mike Lauer discussed beneficial ownership reports for the State of Colorado most likely being needed for every HOA starting this tax year. He is looking further into this and what it will require.

-Member John Pearson talked about a bill which he reported was passed by the State of Colorado, which he states is named SB 24–1007 which he interpreted would allow "flop houses" in the state. He wondered what the HOA's position on this was.

-Member John Pearson questioned whether noxious weed spraying was still happening in the HOA. Board member Ruth Trittin answered yes this is still being paid for every summer by the HOA for the outlots only. (individual members are responsible for their own noxious weed mitigation).

-Member John Pearson asked whether anyone had noticed theirhomeowners insurance prices going up. Multiple members answered yes.

-Member Lynn Stepaniak reports that pine needles, pinecones, and other yard waste bags including noxious weeds can be taken for free to Meeker Park Sort Yard 8200 Highway 7 Allenspark.

Respectfully submitted by retiring HOA secretary,

Michelle Furmaga