

7/26/25

Board meeting following HOA annual meeting

Meeting began at 11:25 am. Pete S (outgoing President), Kirt Kirtland (new president), Ed B (VP), Karri B (secretary), Ruth T (outgoing Treasurer) and Cathy Buening-Griffin (new Treasurer) all were in attendance. Board unanimously approved adopting the new by-laws and Responsible Governance. All board members signed. Pete S. will send Secretary, Karri Buglewicz, the final copy of the updated by-laws. New by-laws will be posted on the website.

New President Kirt and Treasurer, Cathy were officially welcomed.

Ruth mentioned we need to call the church and reserve the meeting room for 2026 (Nancy Kixmiller, Secretary and/or Pastore Ann) and set up for Zoom meeting. Need to reserve the TV.

Ed Buglewicz suggested for the roll off dumpster if we can get one with doors on the side. It's easier to stack bags and we can get more yard waste in it. Pete S. will check.

Ed Buglewicz discussed the HOA insurance policy with Gallagher Insurance. It's approx \$843/year. Ed reached out to another insurance company for comps and they said our HOA was too small and they couldn't write us a policy. We will stay with Gallagher.

Ruth mentioned a letter from Estes Valley County Land Trust. Kirt met with them in July and walked the out lots. He will follow up with Estes Valley Land Trust. He doesn't believe it's an HOA issue, but Kirt will call. He believes it's just a reminder about our out lots.

Our mail is currently a PO BOX at UPS. Kirt will look into having a box at USPS box because it's less expensive and we have access to the box 24/7.

Meeting adjourned at 12:11.