

## Secretary Report

### FRE HOA 2025 Annual Meeting 7/26/25

Meeting called to order at 10:05 by HOA President Pete Simonson. All the board announced themselves and their positions. The Architectural Committee also introduced themselves. We went around the room and all attendees introduced themselves and where they live. This year was the largest turn out in the last couple of years.

Pete started the meeting about what's on the agenda with Fire Mitigation and the by-laws and asked if anyone had any topics they want to discuss. Jim Whiteneck, on Fish Hatchery & Davey Dr raised concern about their direct neighbor. A few years ago, they took out the natural grass and put in Fescue grass and it looks like hay and they are having a problem keeping it looking good. Pete suggested Ji, send the information to the Architectural Committee to review. Jim agreed.

Next, Pete introduced Kirt Kirtland as the new President and asked if anyone else wanted to run. We took a vote and everyone raised their hand in favor of Kirt being the next President.

Pete asked if we had any volunteers for the Architectural Committee. John Krueger spoke about what the committee was about and gave everyone a quick detail about what's involved. Larry Griffin volunteered to be on the committee. The board formally voted in him. No election needed.

Next item was fire mitigation and the grant the HOA received. Our HOA is marked in the "extreme" category for risk of fire. Pete reminded everyone that our neighborhood relies on the lots below us and asks that everyone take responsibility on keeping their lots cleaned. He noted we are 20 min from the fire dept getting to our neighborhood. He suggested everyone sign up for NOCO Alerts, have a bag packed in case you need to evacuate and keep your lots cleaned up. Last three years the HOA has helped clean up out lots and get rid of many of the large Junipers. For the next 3 years we upped our dues to \$100 for community fire mitigation. After that, we will reevaluate.

We applied for two grants, a roll off dumpster with the Estes Valley Water Shed and a Larimore County grant. On initial application, we were denied, due to the overwhelming applicants but then got awarded later. Tuesday, Sep 2<sup>nd</sup> the roll off (30-yard size) will be delivered up by Top of the Rockies sign (like last year). It will be there until it's full. Brown bags, cones, and needles only. Second, we received a Larimore County grant. We are sharing this grant with the condos at the top of the hill. Together we got \$10,000. The HOA will use \$6,000 and the condos will receive \$4,000. They will only take chippings from the front of your home. It must be placed at the end of your driveway. This will happen around Oct. One of the stipulations is we can't use the same contractor as before. Pete called seven companies and five responded. Ray noted

they used Summit Forestry a few years ago to plant two trees and they seem to be more of a landscaping company and weren't very reliable. Pete noted we might not have any choice because getting tree companies to call us back is difficult this time of year. Pete volunteered to follow through with this grant until the end of year.

Last year at the annual meeting, Pete reminded everyone that the board was going to look into hiring an Attorney and Tax Accountant. Ruth has worked with Christian Hill on taxes and making sure we are compliant with the IRS. Mr. Hill reported our books looked good and no changes needed. He charged \$200.

For an Attorney the board hired Pete Dauster. New By-laws, Responsible Governance and Covenants were addressed. Pete updated us on what Mr. Dauster has suggested for changes. He updated the by-laws and Responsible Governance so they align. Pete S. suggest we leave the covenants for next year since they were updated around 2017. Pete discussed the changes to the by-laws and Responsible Governance. One item was the majority vote was currently at 50%, it is now updated to only 33% (This is more in line with other HOA's; per Mr. Dauster).

Pete opened it up to the members to discuss. Evelyn Vittone voiced concern about the risk doing this (more money) and does this require a vote from members. Pete S explained why we're updating the by-laws (transparency) and it does not require a vote from members. Future meetings will require telecommunications such as Zoom. Jim Whiteneck thanked the board for taking this on.

For next year, changing the covenants will require a vote from the members. The board will have to work with Pete Dauster with any new updates and have a vote of members.

Pete announced meeting is adjourned at 11:07 a.m.