

## July 16, 2022 FRE HOA Annual Meeting Minutes

Held at United Methodist Church on Fish Hatchery Rd.

- At 9:55 AM Board VP Jim Whiteneck notified the Board he would not be fulfilling the 2<sup>nd</sup> year of his 2 year term.
- 40 HOA members, and the remaining 3 Board members were in attendance for the meeting.
- At 10 AM, Board President Pete Simonson began the meeting.
- First order of business was call for volunteers from the members to take over the role of Board VP for at least a 2 year term. Kirt Kirtland graciously volunteered to fill this position.
- Pete gave a “point of order” guideline that if any member has spoken at least twice in the meeting, they refrain from 3<sup>rd</sup> (or more) speaking turns until others have had a chance to voice their own opinions or questions/statements. Most people abided by this.

### Fire Mitigation Update

- Estes Valley watershed coalition contacted Pete, and multiple other presidents of HOAs earlier this Spring & invited him to a community meeting, which he attended.
- Our neighborhood is ranked at high risk for home ignition during potential fires.
- Individual homeowners need to be proactive in keeping up with fire risk mitigation around their own properties.
- Town of EP Fire inspector Raina Eschelman can give individual lot assessments for any interested member. Contact Pete Simonson if you would like to be part of this [peter.simonson@colorado.edu](mailto:peter.simonson@colorado.edu)
- Please be sure to sign up on NOCOAlert.org to obtain direct notification of evacuation status, and other crucial communications from the Town & Larimer County.
- Dennis Stepaniak volunteered to trim the overgrowth on the HOA Outlots.
- Discussion of possibly using HOA funds to buy a “tool library” (such a pole tree trimmers) for members to borrow in order to prepare their own homesites, without the expense of each household buying all the same tools.
- General membership showed interest in proceeding with an HOA funded “tool library” and branch pickup by a show of hands. This will be further investigated & coordinated by Pete Simonson. Details to follow, as available.
- Board Treasurer Ruth Trittin has worked with an arborist on her property, Matt Tschohl, and found him reliable. His phone number is 970-988-4651, FYI.

### Short term Rentals

- With the rather high volume of homes being listed and sold over the last year, short term rental questions seem common. It was re-iterated that rentals of private homes in our HOA (not zoned as “commercial”) is not allowed per our HOA Covenants.
- Short term means less than 30 days in a row.
- Two members reported problems with a particular Relator (Bret Friedman) having misleading ads regarding the possibility of short term rentals in private FRE HOA homes. Each resident has already addressed this with the relator, but wanted others to be aware if they list their home for sale.

### River Access

- This topic from last year’s meeting was revisited. Members still expressed enthusiastic desire to have easy access to sit by, or fish in Fall River, using one of the existing HOA outlots. By a show of hands, members are willing to allow use of HOA funds to provide this access (trail, benches, etc.). This would be only for HOA members and guests: not the general public.
- Members were reminded these outlots are in the Estes Valley Land Trust (for tax purposes), but still belong to the HOA. The Land Trust allows trimming & weeding (which remains the responsibility of the HOA) and foot traffic.
- Pete will continue to pursue this topic, and will give further updates as available.

### Closed group on Facebook

- Multiple members were enthusiastic about having a closed group on Facebook for FRE HOA home/lot owners or their long-term renters, as an easier way to communicate with their neighbors.
- Karri Buglewicz offered to coordinate this.

### New Fish Hatchery Neighborhood

- Multiple members discussed the Town-sponsored meetings regarding this planned apartment complex at the end of Fish Hatchery Rd. Everyone was directed to Town- specific resources to gather further information if desired.
- FRE HOA has no official stance on anything regarding this workforce development housing plan.

## Architectural Committee

- John Krueger asked why there is no architectural committee when the HOA covenants require one.
- John was reminded that he himself had quit said committee a few years ago, and no one else had been willing to volunteer to be on it. Because of this, the Board had to assume the task, and has been doing so as the de facto committee for the past couple of years.
- Because of his interest in the topic, John was asked if he would like to re-volunteer for this committee, to remove one task from the Board's assignments.
- New Architectural Board: John Krueger, Pete Simonson, Mike Lauer.

The meeting was concluded at 11:30 AM.

Respectfully submitted,

Michelle Furmaga

HOA Secretary