

Village Lot Owners Association, Inc.
Minutes of Meeting, Board of Directors
(Via a combination of emails, phone conversations, virtual communication)
February 1 thru February 16, 2021

Meeting called to order.

- 1- Approval of previous board meeting minutes? (Already approved electronically and filed?)
- 2- Bank of the West confirmed that they are able to issue a few checks each month for the Reserve Fund account so from this point forward reserve fund expenses will be paid directly out of that account.
- 3- Officers established: President- Steve Matteson, Vice President- Steph Playter, Treasurer- Doug Foster, Secretary- Cliff Foster, and Board Member- Bruce Thomasson
- 4- The Board voted unanimously (5-0) to move the Annual Meetings to June.
- 5- The Board voted unanimously to explore signing on with a Property Management Company.
- 6- 2021 Budget was approved. 2021 HOA dues were left at \$375.00 however Doug noted that several more lots had been eliminated via the Amended Plat process with another 2 or 3 that may be eliminated in 2021 so more than likely the dues will need to be raised.
- 7- The Board voted unanimously to continue to restate and simplify the Governance Policies approaching the process with the understanding that in the near future it is likely a property management company will be involved and probably handling much of the rules enforcement in Val Moritz Village. Attorney Ron Stern completed revising GP-7 and it is ready for signatures.
- 8- The Board voted 5-0 in favor of drafting a resolution stating the Association will prohibit Short Term Rentals in Val Moritz Village. The Board shall instruct Ron Stern to draft a resolution that details the reasoning behind the decision.

Some owners had expressed concern that not approving STRs could reduce interest in, and potential buyers for property in VMV. The significant rise in property values since the temporary ban was implemented would suggest otherwise, however the Board did resolve that by converting the minimum square footage back to that stated in the original covenants (1,000) could help to offset any potential loss in interest. It was noted that over the years many more potential buyers have passed on VMV on account of the minimum required square footage being too high as opposed to the maximum being too low. It was also mentioned that having two different minimum requirements stated is confusing. Given the Guidelines are in the process of being restated this is an easy adjustment to make at this time.

It was also noted that given the only remaining and feasible option for sewer to be extended to VMV would be if Granby Ranch were to do so as they develop to the south and with the foreclosure and turmoil surrounding Granby Ranch such is highly unlikely to occur, possibly for decades. The well and septic situation on one acre can be further mitigated by encouraging the construction of smaller homes that require less of a footprint, provide more separation, reduced effluent volume, less depletion to the groundwater, and such preserves more native habitat.

- 9- The Board approved a follow up letter to go out to any resident that did not forward a copy of their annual septic system report. It was noted that although Grand County is supposed to

monitor these inspections they don't appear to have the manpower to do so and since Rule One is being restated strict penalties and fines for owners failing to have the inspections performed will need to be implemented.

10- The Board discussed a request from a homeowners group from Granby Ranch regarding contributing funds towards legal fees. The group is attempting to acquire representation on the Board for the Headwaters Metro District. The VLOAI Board concluded that if the Association's counsel determines such a contribution is appropriate, the Association could very well benefit from a different perspective and approach on the Metro District board.

11- The decision was made to restate Rule One. The meter on pedestal section will be removed entirely. Fines and penalties are to be added for owners who do not have their annual septic system maintenance and inspections performed and a copy of the report forwarded to the Association. An engineering fee will be included in the revision. This fee will be used by the HOA to have an engineer confirm all designs comply with Colorado State's definition and interpretation of Advanced Treatment Septic Systems (TL-2 or higher) and to confirm the system is being constructed in the appropriate location. Language will be added to give the Association the option of coordinating all of the inspections and charging the owners.

12- The proposal from Columbia Sanitary to perform all septic system inspections was reviewed. It was determined that the Association being required to invoice all owners for said inspections and then cut one check to Columbia could be an issue. For one the cost of inspections will vary from owner to owner because of the maintenance requirements from unit to unit will fluctuate and in some circumstances multiple billings may be required. In addition according to Grand County and Rule One it is the responsibility of owners to have these inspections performed, not the County, or the Association, and thus it is unclear if the Association were to coordinate and pay for all inspections would they be incurring responsibility for the systems.

13- The Board determined that regardless if a property management company were hired to perform certain services in VMV, which may very well include requiring an HOA Dues Statement Preparation Fee, the Association should require a fee regardless. For no other reason than if no balance is due and thus no check is being sent by a title company, sometimes title companies forget to send any notice of a closing or change of ownership and contact information and months can go by before the Association is aware of a new owner.

14- A group of owners would like to attempt to find someone interested in taking down dead trees in VMV. The Board will forward what information they have regarding lots with such trees and owner information. It should be noted that other than around the dwelling the Colorado State Forest Service suggests that leaving some downed trees is good for the native habitat and ecosystem system in general.

15- The Board discussed the issue of some security lighting being on motion detectors and those detectors activated. Motion detectors and not permitted and those fixtures in question need to be addressed.

16- The latest edition of the revised Guidelines need to be reviewed and comments submitted so a final draft can be put back on the website for review.
Meeting was adjourned.