

Blumenau Homeowners' Association 1 and 2
35th Annual Meeting Minutes: Saturday, July 25th, 2015

Meeting was called to order at 1:05 pm

A quorum was determined with 26 Properties represented in person and 58 proxies represented.

1. Mike Hess welcomed Homeowners and guest speaker, Custer County Sheriff Shannon Byerly
2. Byerly discussed new county regulations
 - a. ATVs are now legal to be ridden on county roads within rules
 - i. Drivers must be 16 years old with a valid driver's license
 - ii. ATVs must be registered with Colorado
 - iii. Must have minimum liability insurance for ATV
 - iv. ATVs can NOT be ridden on state highways, but can cross on a 90 degree angle
 - v. All traffic laws must be observed
 - vi. Violations should be reported to the sheriff's office
 - b. Fire Mitigation
 - i. Call Sheriff's office to inform them of your intent to burn
 - ii. Get a permit to cover the calendar year
 - iii. Can NOT burn trash
 - iv. Can NOT burn brush over 3" diameter
 - v. BLUMENAU HOA RESTRICTIONS STILL APPLY – even though allowable with the county, additional HOA restrictions require 3" snow on the ground for *any* open burning.
 - vi. Any questions regarding fire ratings for insurance purposes can be addressed by contacting Nancy with the fire department
 - c. Break-in (discussed per request of lot-owner in attendance)
 - i. The Bishop's Castle break-in are smash/grab and it is believed that originates from Pueblo. Lock valuables in trunk.
 - ii. Feel free to contact sheriff's office with any suspicions and watch out for each other and get to know neighbors

(A link to the new ordinances will be available on the website – blumenauhoa.com)

3. Mike Hess welcomed June Kilburn to discuss the process with the Blumenau HOA signs
 - a. Oasis won the bid, but there was a delay due to the abundant rain
 - b. All 5 signs will be structurally repaired as needed and all will receive blue metal roofing
4. Mike Hess discussed the proposed new rewording of the Covenants, Paragraph 24, which lot owners had been voting on. Vote result amongst all lot owners to date is as follows:
 - a. Agree: 114
 - b. Disagree: 8
 - c. No vote: 32

Covenants will be updated and filed with the courthouse

5. Mike Hess addressed a homeowner's concern about fire mitigation
 - a. Lot/homeowners need to remove slash piles so as to not endanger neighboring property. Slash piles may be hauled to the dump or burned in the winter when snow is 3" deep and with proper notification of the sheriff's office.
6. Mike Hess opened the floor for discussion regarding any further concerns
 - a. Roads
 - i. Conditions have deteriorated in several specific locations
 - ii. BOD will send letter to County Road and Bridge to request improvements
 - iii. Lot/Homeowners are encouraged to also contact the County Road and Bridge as "the squeaky wheel gets the grease."
 - b. Dogs
 - i. Reminder that dogs must be contained on the homeowner's property and may not roam to other properties
 - ii. Dogs chasing wildlife can be reported to Department of Wildlife

7. Mike Hess officiated the election of the new Board of Directors
 - a. The current Board were recognized and thanked
 - b. Mike Hess decided to step down as Board President and nominated Don Pinella for President. Bonnie Mowry seconded and it was approved unanimously.
 - c. Mike Hess nominated Jeff Mowry for Vice President. June Kilburn seconded and it was approved unanimously.
 - d. Mike Hess nominated Bonnie Mowry for Secretary/Treasurer. June Kilburn seconded and it was approved unanimously..
 - e. Nominations and volunteers for the Board Members at Large are as follows: Mike Hess, Caroline Vornberg, Tom Frostman, Mike Day, and Chiowa Rehkop
 - f. Nominations and volunteers for the Board Members at Large are as follows: June Kilburn and Traci Terry
 - g. A vote was unanimously in favor of these officers.

Meeting was adjourned by new Board President, Don Pinnella at 1:50 pm