

Blumenau Homeowners' Association 1 and 2
36th Annual Meeting Minutes: Saturday, July 23rd, 2016

Meeting was called to order at 1:05 pm

A quorum was determined with 26 Properties represented in person and 50 proxies represented.

1. President Don Pinnella welcomed Homeowners and reminded that Custer County was in a stage 1 fire ban.
2. Information for Noxious Weeds is available at the Extension Office
3. Don Pinnella opened the discussion regarding the FFA/4h animal issue
 - a. The Foster and Morris families presented a request for allowing FFA/4h animals
 - b. Morgan Foster (daughter of Darrin & Kristin Foster) gave well-spoken presentation regarding involvement with FFA/4H and the benefits for the kids involved.
 - 18% (13) of winning animals in FFA came from Blumenau families
 - FFA/4H Season of raising and showing lasts from April through August
 - Pigs and lambs use less water than horses – only 1-2 gallons per day.
 - c. Mike Hess presented the various obstacles involved in allowing FFA/4H animals
 - Water Decree
 - 3 years ago, the Blumenau HOA faced a compliance issue with the Colorado Division of Water Resources and diligently worked to come into compliance.
 - The Water Decree indicates that the well permits for Blumenau HOA are for “domestic in-house use only,” and only states allowances for horses.
 - Horses are allotted a 10 gallon per day per horse use and “100% consumptive use” when calculating water usage per the requirements of the Water Decree.
 - STEP 1 to allowing FFA/4H animals would be to contact the Colorado Division of Water Resources to petition Steve Whitte to consider establishing a broader policy with permission for FFA/4h animals.
 - Covenant 16
 - The Covenants, in compliance with the Water Decree, states horses only.
 - Many homeowners chose Blumenau precisely because farm animals were restricted.
 - STEP 2 to allowing FFA/4H animals would require a vote of the HOA to amend the Covenants with 109 votes (50% +1 of 216 lots) in the affirmative.
 - d. There was lengthy discussion involving
 - Concerns about the validity, understanding and requirements of the Water Decree (policies and law that is decades old and State issues that, as one homeowner pointed out, will never be understood).
 - The ranching heritage of the area
 - Support for FFA/4H is not in question. Many members present expressed support for the program and it's positive role, suggesting participation in other types of projects.
 - e. Motion and second to form a committee to work towards resolving Water Decree issues with Colorado Division of Water Resources, and working towards a Covenant Amendment Vote as stated above. Passed unanimously.
4. Don Pinnella officiated the election of the new Board of Directors
 - a. The current Board were recognized and thanked
 - b. Motion and second to retain the current board. Passed unanimously.
 - c. Board is as follows:
 - President: Don Pinnella
 - Vice President and Building Review: Jeff Mowry
 - Secretary/Treasurer: Bonnie Mowry
 - Directors at Large: Mike Hess, Tom Frostman, Mike Day, Chiowa Rehkop, Caroline Vornberg
 - Alternates: Traci Terry and June Kilburn

Meeting was adjourned by new Board President, Don Pinnella at 2:24 pm