

Blumenau Filings 1 & 2 HOA Annual Meeting – July 28, 2018

Lots represented in person: 15

Lots represented by verified proxy: 54

Total lots represented: 69

The 2018 Blumenau HOA annual meeting was called to order at 1:04pm by HOA president Don Pinnella. A quorum of voting members was in attendance. Don thanks everyone for coming and gave a special thanks to Kelly Smith for organizing the potluck lunch preceding the meeting. Bonnie Mowry, secretary/treasurer welcomed all new property owners and thanked the present board for all their hard work this past year. Everyone was also reminded that board meetings are held quarterly and all property owners are welcome to attend. Board meeting information is posted on the HOA website.

OLD BUSINESS:

Covenant 16A -4H animals.

Last year's vote to change the wording of the above covenant was not viable since we did not receive a majority vote. This year the vote passed and has been implemented. Two families and 4H projects, inspections were completed and everyone was in compliance. All aspects of the covenant are spelled out in new policies and procedures.

NEW BUSINESS:

Policies and Procedures.

The policies and procedures in place for the HOA explain how things and happen and how the bylaws are upheld/enforced. There are nine (9) policies and procedures in place as of today and posted on the website. Some of the policies are required by Colorado law and others are suggestions which the current board decided to establish after much research and discussion. Because Blumenau is pre-CCIOA, we can choose to establish responsible governess policies which meet our needs as an HOA.

Fire Concerns:

The HOA cannot enforce individual fire mitigation but strongly encourage it. All property owners are responsible for following fire restrictions and requirements set by Custer County. A Stage II fire ban is in effect at the time of the annual meeting. If a property owner witnesses someone burning, please report the incident to CCSO . Once a written report is on file with the Sherriff's office, the HOA can enforce the ban and levy fines. County fine: \$1000, HOA fine:

\$5000. HOA fines are determined by the BOD and are meant as a deterrent, not to make money.

Other Concerns:

Traci T. - Speed limits and road conditions. Blumenau HOA is not high on the Road and Bridge priority list. Faster speeds cause washboards. There are also people and animals on the roads so slow down. Cal L. explained the speed limit on Edelweiss was posted at 15MPH in the past. Caroline V. suggested handmade speed limit signs. Traci will contact R & B before school starts to grade the roads.

Loose dogs – Dogs must be under the property owner’s control at all times. Call the game warden if you witness loose dogs chasing wildlife.

Caroline V – just a reminder that they are NOT the HOA office!! Property owners are asked to gather wildflower seeds and drop them in the Blumenau sign planters. She would also like to start Blumenau community resources list of how we can help each other in our subdivision...ie handyman, trash hauling, fire mitigation. If you would like to be on the list, please contact her. Also a big thank you to Jim V for the Blumenau sign maintenance!

ELECTION OF OFFICERS:

According to the new policies and procedures, if any BOD position is contested, there will be a secret ballot vote. The term for all officers and board members is one year. A full-time resident is preferred to serve on the BOD due to meeting attendance. The present officers are all stepping down this year.

Current president: Don Pinnella

Nominations: Don Morris. Phil S. made the nomination, Traci T. seconded, passed unanimously. Don Morris was not present at the annual meeting by agreed to the position in a face-to-face conversation with Jeff M.

Current VP: Jeff Mowry

Nominations: Kelly S nominated Jim V. – declined. Phil S. nominated Jeff M. – declined. Jim V. nominated Caroline V. – declined. Jeff M nominated Phil Smith – Kelly S. seconded accepted, passed unanimously.

Current Secretary/Treasurer: Bonnie Mowry

Nominations: Traci Terry. Bonnie M make the nomination, Kelly S. seconded, passed unanimously.

Members-at-large: Volunteers were asked to raise their hand if they were interested in serving on the BOD for the next year. Volunteers included: Don Pinnella, Jeff and Bonnie Mowry, Kelly Smith, Steve Potter, Terry Napolitan and Jim Vornberg. All passed

unanimously, Terry and Jim will serve as alternates. Don, Jeff and Bonnie have all agreed to shadow the new officers for advising.

WATER ISSUE UPDATE:

The Livingstons still have not signed the water usage contract with the HOAs even after the lawyers contacted them. As of 7/27/2018 plans include installing an automatic splitter box at the head gates. All parties involved will split the cost. More information will be shared as it comes available.

Don P. motioned to adjourn the meeting at 2:10PM. Phil S. seconded.

Submitted by: Traci Terry, Secretary