

- iii. Jim outlined the several steps needed to change the covenants: Firstly, we have to have funding for an attorney, before any further steps can be taken. There was an attempt made to address the covenants in 1992, per Bob, which came to nothing. Tom feels the steps are not really that complex, most important would be to have “captains” explain to the various divisions what the purpose of the changes are. Voting is necessary, from each homeowner, whom would need a certified, signed letter sent to them by the CHPOA to prove individual member notification, he thinks. Tom suggested that we leave all this to an attorney, if and when this approach is taken. In conclusion, it seems evident that legal advice is needed and that we need to raise dues to be able to afford it.
4. **Membership.** Johnnie reported we now have 213 paid members, so that with a resultant increase in dues, that might help cover legal expenses.
5. **SLASH** Tom questioned whether we could gather our slash ourselves (he has a suitable trailer, for example), rather than paying Adams Tree Service, and then take the slash to a nearby sort yard. That would potentially save about \$6,000, and thus free up a lot of money. There was general support amongst the board for investigating this. Jim asked whether we would still qualify for a Larimer County grant to help fund slash removal. Tom felt we would, although we might receive less. Since grants are only provided 2 of 3 years, it might not be significant. There was discussion of potentially renting a dumpster and just having members bring their slash there. Policing the contents added to a dumpster might be difficult, although Bob thought it would be doable, based on other HOA experiences. **ACTION ITEM: around January, we can start seeking volunteers for alternative slash removal methods if that is decided on. Possibly put into the Fall newsletter. To be deferred for a later meeting discussion.** Alternatives were discussed, such as not having the slash chipped, finding another service with lower cost, for example. Tabled for another meeting.
6. **Grants.** Libby asked if there was a list of available grants for HOAs. Bob stated that other non-profits, for which he volunteers, seek grants from various organizations. Jim asked that we defer all of this until January.
7. **Additional Revenue.** Jim referred to a member who had approached him with questions about voluntary contributions to CHPOA. Jim had explained to this member that we are not an organization that qualifies for charitable giving, which did not trouble the interested member. He wonders if setting up a “Friends of Carriage Hills” page might result in non-dues donations. He has a member who is interesting in donating \$500. There was an offer from two directors present to also donate \$500 each, bringing the total potential donation amount to \$1,500. Bob thought about placing a donation button on the payment site of the webpage for CHPOA. The Board in general was in agreement with that. Jim suggested using the name “Friends of Carriage Hills” but asked if we could cash checks made out in that way. **ACTION ITEM: Johnnie will ask the bank if we need to set up a separate bank account for checks or can we simply track it ourselves in one account?** Jim proposed that, for the time being, these funds would be used only to cover legal expenses for discovery regarding the covenants. Bob stated that he could put a donation button on the website, and asked how to announce it to the general membership. Jim suggested that we should start by stating we already have \$1,500 in donations. **ACTION ITEM: Jim and Libby will write something up on this idea and forward it to all meeting participants.** There was a recommendation from Tom that this be presented to general membership in terms of needing funds to update the covenants to meet new state standards. Libby suggested that a different, updated, message would need to be sent out if the funds would be used for a new purpose in the future,
- i. **A motion** was put forward by Jim to create a group called “Friends of Carriage Hills” to collect non-dues donations to help fund legal fees to bring our covenants into what is considered

normal as regards today's HOA covenants, and to bring them into compliance with current state laws. Seconded and approved unanimously.

8. **Mailing List.** Tom reminded everyone that the CPHOA mailing list must not be used for any other purpose than CPHOA business.
9. **Slash sign.** Jim will take it down when slash pick up begins.
10. **Paid Advertising.** Tom brought up the possibility of asking advertisers to sponsor the newsletter, and thus raise more funds. There does not seem to be any reason we could not do this. We would ask the advertiser whether they wish to be acknowledged as a newsletter sponsor. Tom proposed a **motion** to look into the potential of advertisers being obtained to help fund the newsletter. Seconded and approved unanimously.
11. **FINANCES. Reported by Johnnie.** We have an increase in membership of 19 members since the July meeting. The current bank account has \$15,000 and we will owe about \$7,500 for slash pick up, with a \$2,300 grant paying some of that, and an estimated \$10,000 residual in the bank account at the end of the year. Jim thinks the actual slash pickup cost is probably going to be less, based on some changes made. We will add to the bank account the "Friends of Carriage Hills" donations, should there be any.
12. **Dues increase discussion.** Johnnie would prefer the considered increase of dues to \$50 take place for the next calendar year. Tom would like dues to be paid always between January 1st and March 31st, with an increase to \$60 if paid later than that. Mike pointed out that no matter when the dues are paid in a year, it covers the current calendar year and will be due again in January, even if the member moved into Carriage Hills late in the year, for example. Language to members needs to clarify this. Dues will be accepted at the new rate ahead of the next calendar year (s). Libby felt that having more specific language and a penalty would be helpful as regards collecting of funds in a timelier manner. **ACTION ITEM:** Tom will address this in the Fall newsletter. Effective January 1st, 2024, the dues will be increased to \$50, with a \$10 penalty if dues are paid after March 31st. Increasing the dues to \$50 was discussed at the Annual Meeting in July and there was almost universal acceptance. **Motion** was made by Jim to increase the dues for 2024 to \$50, due by March 31st, with a \$10 penalty increase for payment thereafter. Motion was seconded by Mike. Jan asked what would happen if an attorney felt we had to have higher dues in order to cover our expenses. Tom explained that this increase is interim and could be adjusted if need be. We would not expect an attorney to tell us to increase our dues in this manner. The effect on finances with an increase to \$50 was presented at the Annual Meeting. Jan asked what the \$50 was buying her. It was explained that it covers basic services such as the slash pick up and newsletter, barely. We are unable to do more than this without a higher level of funding, which is being discussed and investigated as above. As noted previously, any changes or enforcement of the covenants requires legal assessment. After discussion, motion was unanimously approved. **Action items. Johnnie and Bob discussed interacting to set up the technical/IT aspects of changes in payments.**
13. **Volunteers.** Tom expressed that he would like to see more volunteers from the CHPOA leadership taking charge of things that they have a particular interest in.
14. **Enforcing covenants.** Tom has already sent a letter to the Realty Board stating that we are beginning to enforce our covenants, and a letter was specifically sent to realtors who are erroneously telling their clients interested in purchasing property in Carriage Hills that we rarely enforce our covenants. Tom recommends concerned persons consider filing a complaint to the Realty Board regarding any worries about lack of information presented to realtor clients about covenants.

15. **Attorney discussion. Motion made by Jim that Tom be authorized on behalf of the board to seek a proposal for legal services. Seconded by Mike. Unanimously approved, motion carried.**
Tom has already determined it would probably cost less than \$5,000 for an initial attorney consultation. Phase 2 would be a discovery of costs to actually consider change to the covenants and bring them into compliance with state requirements, and would also need funding, if that course is pursued. Libby asked that the agenda for Tom's discussion with the attorney be shared with CHPOA Board members. Tom invited any interested board member to accompany him to the meeting.
16. **Complaints about Covenant and Code Violations:** Libby volunteered to update a list that Bob knows of, regarding where to file complaints. The general rule is to contact the County for County code violations. For CHPOA covenant violations, once reported, a letter is sent to the perpetrator and/or the appropriate agency and other than that, there is little that can be done by CHPOA. **Action item Bob and Libby will update the Larimer County list of where to report various code violations and what services are offered.**
17. **Membership increase.** Bob pointed out that the highest paid membership in the past has related to the release of two annual newsletters and that the release of the newsletter this year did result in a membership increase. However, it does cost a considerable amount of money (\$1,500 to \$2,000) to put out the newsletter.
18. **Contact list for CHPOA members.** Johnnie will make sure that all Board members receive the contact list of the others, in order to facilitate communication.
19. **Motion made to adjourn meeting.** Next meeting to be called by President Tom Moretti. Motion seconded and approved, meeting adjourned.

Submitted by Amanda Luchsinger, 8/3/2023