



Owl Lake Estates Homeowners Association 2024 Annual Meeting

Date: Monday, February 5, 2024

Where: Carbon Valley Regional Library Conference Room

When: 6:00 – 7:30 PM


Agenda

- **Call to Order / Attendance**
- **Secretary's Report**
 - Acceptance of the previous 2019 Annual Meeting Minutes
- **Treasurer's Report**
 - 2023 Report
 - 2024 Proposed Budget
- **Irrigation System / Water Updates**
 - Pump Status
 - 2024 Water Outlook
 - New Coal Ridge Ditch and Section 18 Update
 - Cost Increase – Lease, Electricity, Futures
- **New Business**
 - Election of Executive Board members
 - Floor Nominations
 - Election of three (3) Executive Board Members
 - Three-year term
 - Two-year term
 - One-year term
- **Architectural Control Committee Updates**
 - General Updates
 - Election of ACC members for two-year term
- **Open Floor**
- **Next HOA Meeting**
- **Adjournment / Clean up**



**Owl Lake Estates Homeowners Association
Annual Meeting – Feb 5, 2024
Proposed Profit & Loss Budget Overview for 2024**

Cash Accounts as of December 31, 2023
2023 Total Cash on hand = \$34,143.29



ADAMS BANK & TRUST
PO Box 720, Ogallala, NE 69153-0720

Statement Ending 12/29/2023

DOUG SHARP Page 1 of 4

Customer Number:XXXXXXXXXXXX6529

Managing Your Accounts

- Bank Name Adams Bank & Trust - Firestone
- Branch Number 303-833-3575
- Mailing Address 8308 Colorado Blvd - STE 100
Firestone, CO 80504
- Toll Free 1-800-422-3488
- Online Banking www.abtbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Essential	XXXXXXXXXXXX6529	\$19,527.36
Certificate of Deposit	Certificate Number	Ending Balance
Upgrade - 30 Month *	XXXXXXXXXXXX0327	\$14,615.93

* Summary of Account Information is only information for the account/accounts shown on this statement.

DOUG SHARP
ASSOCIATION INC
PO BOX 777
FIRESTONE CO 80520-0777

INCOME	Budget 2023	Actual 2023	Budget 2024	Budget Change
Homeowners Dues	\$11,440.00	\$11,720.00	\$11,440.00	\$0.00
Misc Income				
Panama Water Leases	\$4,250.00	\$4,250.00	\$4,250.00	\$0.00
United Power rebate	\$0.00	\$0.00	\$0.00	\$0.00
Backflow Testing (passthru)	\$800.00	\$776.00	\$960.00	\$160.00
Interest Income				
Checking	\$0.00	\$0.00	\$0.00	\$0.00
Money Market	\$45.00	\$58.29	\$55.00	\$10.00
Total Income:	\$16,535.00	\$16,804.29	\$16,705.00	\$170.00

REGULAR EXPENSES	Budget 2023	Actual 2023	Budget 2024	Budget Change
Grounds Maintenance				
Mowing Services	\$1,200.00	\$1,010.00	\$1,440.00	(\$240.00)
Water Maint/Repairs	\$500.00	\$0.00	\$1,000.00	(\$500.00)
Backflow Testing (passthru)	\$800.00	\$776.00	\$960.00	(\$160.00)
Liability Insurance	\$1,500.00	\$1,292.00	\$1,500.00	\$0.00
Water Shares				
Owned water assessments	\$700.00	\$658.90	\$750.00	(\$50.00)
Leased water	\$5,000.00	\$4,499.88	\$5,500.00	(\$500.00)
Fees (permits/licenses)	\$50.00	\$30.00	\$50.00	\$0.00
Office Supplies	\$100.00	\$22.00	\$100.00	\$0.00
Postage & Delivery				
Stamps	\$100.00	\$66.00	\$100.00	\$0.00
PO Box Rental	\$100.00	\$177.00	\$180.00	(\$80.00)
Utilities				
Electric	\$2,500.00	\$2,573.88	\$3,500.00	(\$1,000.00)
Storm Water Fee	\$40.00	\$36.36	\$40.00	\$0.00
Misc				
Community Events	\$100.00	\$0.00	\$100.00	\$0.00
Total Expense:	\$12,690.00	\$11,142.02	\$15,220.00	(\$2,530.00)
EMERGENCY EXPENSES				
Irrigation Pump				
Pump failure replacement	\$0.00	\$0.00	\$20,000.00	(\$20,000.00)
Total Expense:	\$0.00	\$0.00	\$20,000.00	(\$20,000.00)
TOTAL POSSIBLE EXPENSES	\$12,690.00	\$11,142.02	\$35,220.00	(\$22,530.00)

Owl Lake Estates Homeowners Association
Annual Meeting – May 30, 2019. Call to order at 6:00pm

Attendance

Garrett Bragalone	Douglas Sharp	Fran Planinsek
Mickey Martinez	Don Leitch	Tony LeFevre
Dan and Heather Sz		
Kim Cooper	Emily Prieskorn (proxy)	John Zadel (proxy)

Secretary's Report

- Secretary's report – everyone read to themselves. No corrections were needed.

Motion to accept: Sean Flagg
Seconded: Kim Cooper
All in favor – Motion carried

Treasurer's Report

Doug Sharp presented the current balance and 2019 proposed budget.
Checking account: \$16,177.75
Money Market: \$13,716.34

Seconded: Sean Flagg
All in favor – Motion carried

Irrigation System / Water Updates

- System turn-on was smooth and without issues
- Backflows challenging due to weather. Several homeowners were not ready. Must have backflows checked and certified to turn on pumps. Results are being submitted to the Town of Firestone.
- 2019 water outlook – Leased water shares might be available. Filling of reservoirs east of Firestone will reduce available water shares. Might consider investigate wells. We hope to lease shares from the Town of Firestone.
- Section 18 update. Ditch water line re-located to border of Saddleback Filing 2 & 3. Ditch has been replaced, and is working well. Flow rates are good. Ditch maintenance staff is pleased with replaced line.
- Main line from HOA pumps is in need of repair. Proposal to repair discussed. Budget of \$2000 is proposed.

Motion to modify budget to allocate up to \$2000 for pump main line repair: Doug Sharp
Seconded: Don Leitch
All in favor – Motion carried

New Business

Election of an Executive Board member

Nominations: Don Leitch,

Motion to cast a single ballot for Don Leitch: Garrett Bragalone

Seconded: Mickey Martinez

All in favor – Motion carried

ACC updates

- Fran Planinsek reported as Committee chair.
- Discussed the sign area with landscaping improvements. Fran suggests planting native grass. Sean suggests xeriscape. Mickey suggests a few plantings with drip, and rock. Don Leitch suggests natural is better than landscaped without maintenance.
- Our past mowing service is no longer in business. We have had trouble finding a replacement service. John Zadel filled in with the first mowing this year.

Motion to allocate \$500 for a sprinkler system at the sign: Doug Sharp

Seconded: Dan S

All in favor – Motion carried

ACC Elections

All members have served a two-year term.

Elected to serve a two-year term: Kim, Dan (Chair), Doug, Garrett, member to be named later.

Open position to be filled by Executive Board appointment.

Motion to accept slate: Sean Flagg

Seconded: Tony

All in favor – Motion carried

Neighborhood Happenings

- Lots of trash and debris found around the lake common land. Please ask all to clean up. Also no water contact.

Next HOA meeting

- The 2020 meeting will be sometime in May 2020.

Open Floor

- Happenings in the HOA and Town were discussed. No actions.

Adjournment / Clean up

- Meeting adjourned at 7:20pm

Owl Lake Estates Homeowners Association
Annual Meeting – Feb 5, 2024. Call to order at 6:00pm

Attendance

Fourteen residents were in attendance creating a quorum.

Garrett Bragalone	Douglas Sharp	Dan Sewczak
Don Leach	Sean Flagg	Garry Kamas
Jeff Churchill	Tony LeFevre	Kim and Teresa Cooper
Mickey Martinez	Fran Planinsek	Marnie Gooding
Ron Caskey (vias proxy)	Brent Wise	

Secretary's Report

- Secretary's report – everyone read to themselves. No corrections were needed.

Motion to accept: Don Leach

Seconded: Sean Flagg

All in favor – Motion carried

Treasurer's Report

Doug Sharp presented the current balance as of 12/31/2023 and 2024 proposed budget.

Checking account: \$ 19,527.36

30 month CD: \$14,615.93. (comes due in April 2024)

The budget was presented for 2024.

Noted was a reserve of \$20,000 that would only be used should we have a complete pump failure or emergency.

Motion: Dan S

Seconded: Sean Flagg

All in favor – Motion carried

Irrigation System / Water Updates

- Garrett Bragalone spoke about the pump condition and status. Our pump is nearing end of life and will have to be replaced in the future.
- There was a discussion of water availability in 2023. A discussion of how we draw water within the New Coal Ridge Ditch. We anticipate leasing approximately 60 acre feet of water in 2024.
- New Coal Ridge Ditch hired a new Ditch Master. We had several issues and worked with Ditch attempting to resolve. A new Ditch Master has been hired for 2024.
- Discussion regarding products that can help reduce leakage. We can investigate.

New Business

Election of an Executive Board members

Nominations: Garrett Bragalone, Sean Flagg, Don Leach.

Motion by Sean Flagg to appoint all three candidates by acclimation. Second Doug Sharp.

The officers will meet to elect a President, Vice President, Secretary and Treasurer. President Garrett Bragalone stated that we will need a new Treasurer in 2024 as Doug Sharp plans on moving. Several homeowners are considering the position. Dan Sewczak volunteered his wife, Heather Sewczak as a potential treasurer candidate.

ACC

ACC Activities

Dan Sewczak (ACC Chair) spoke about ACC activities to modify current homes, as well as new plan proposals. Dan also described the ACC approval process.

All members have served a two-year term.

Elected to serve a two-year term: Dan Sewczak, Doug Sharp, Brent Wise, Kim Cooper.

Motion to accept slate: Marnie Gooding

Seconded: Sean Flagg

All in favor – Motion carried

Next HOA meeting

The next annual HOA meeting will be scheduled at a neighbor's home in Summer 2025. It was desired that the meeting be combined with a neighborhood social gathering likely held at a resident's home.

Open Floor

- A discussion to encourage all homeowners to consider serving in the HOA
- A discussion regarding ways to conserve water and pump use. The homeowners have authorized the Officers and Water Committee to investigate and implement methods to conserve water and extend the useful life of our irrigation pumps. This might include cycling off the pumps during the heat of the day to conserve water, electrical costs, and extend the life of the pump.

Adjournment / Clean up

- Meeting adjourned at 7:29 pm