

Owl Lake Estates Meeting Minutes 2017
May 30, 2017- Carbon Valley Regional Library

Meeting called to order at 6:08 p.m.

Attendance

Garrett Bragalone	Sean Flagg	Doug Sharp	Fran Planinsek
Kim and Teresa Cooper	Tony LeFevre	Don Leach	Mickey Martinez
Dan and Heather Sewczak	Jon Wiley		

10 homeowners present and 1 proxies (Ron Caskey from Tony LeFevre) with a total of 11 eligible votes. Quorum met.

Secretary's Report

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

Motion to accept minutes: Sean Flagg

Seconded: Don Leach

All in favor – Motion Carried

Treasurer's Report

- Doug presented Profit/Loss Statement, current Balance sheet and 2017 proposed budget.
Checking Account = \$10, 919.41
Money Market = \$13,362.07
Total Assets = \$24,281.48 | 2016 Income = \$9506.18 | 2016 Expenses = \$9,555.51

Motion to accept treasure's report: Garrett Bragalone

Seconded: Mickey Martinez

All in favor – Motion Carried

Election of Executive Board Members

- Garrett reviewed duties and expectations of two Executive Board member positions up for election. Kristine Bartz had left the neighborhood and her remaining term needs to be filled.
- Nominating Committee did not have any nominees.
- Nominations were taken from the floor.
 - Sean Flagg was nominated for 3-year term
 - Don Leach was nominated to replace the 2-year term vacated
 - No other nominations
- Open vote was taken to floor in place of paper ballots
All in favor – Motion Carried

ACC Update

- Fran and Garrett welcomed the new homeowners to neighborhood and gave a brief ACC update and status of the neighborhood.
- Fran discussed ACC responsibilities and walk-around process to new homeowners. Homeowners agreed to continue the walk-around process.
- Garrett asked for two new volunteers to serve on ACC for a two-year term. Kim Cooper and Dan Sewzcak volunteered. Fran to remain current chair. The five ACC members include: Fran Planinsek, Mickey Martinez, Doug Sharp, Kim Cooper and Dan Sewzcak. Fran to gather information from new ACC members and coordinate next meeting and neighborhood walk-around.
- Dan and Heather Sewzcak presented plans to ACC for their new house addition and perimeter fencing.
- Discussion about abandoned Owl Lake sign landscaping. ACC to revisit and submit proposal.

Irrigation System Update

- Garrett and Sean discussed the catastrophic failure of the VFD controller and pump motor issues due the electrical problems that occurred in the fall.
- The HOA's previous irrigation system contractor was no longer in business. The HOA reached out to others in the area with similar irrigation systems for suggestions. After many positive referrals and discussions, the HOA decided to use Ramey Environmental, a local irrigation/pump specialist to maintain and manage our irrigation system.
- Ramey Environmental installed a new VFD controller and rebuilt the pump and bearings just in time for the 2017 watering season. With proper maintenance, this should last several years.
- Backflow Testing – Backflow testing was completed, billing will be on their 3rd quarter invoices.
- Section 18 / MSP Development – No news, development has stalled at the moment.
- The HOA has partially secured leased water and will continue to search for opportunities.
- Garrett and Sean reminded the homeowners about water conservation, recommended watering guidelines and that there are no guarantees in terms of water availability.

Neighborhood Happenings

- Carbon Valley Rec District Letter Discussion – A brief discussion was held about Owl Lake addresses now included in the tax district. Not much we can do, no action taken.
- Mickey Martinez and Fran Planinsek to plan a friendly neighborhood breakfast/gathering and send notices out.

Next meeting will be scheduled in May 2018

Garrett adjourned meeting at 7:23pm



**Owl Lake Estates Home Owners Association
Annual Meeting – May 30, 2017
Proposed Profit & Loss Budget Overview for 2017**

	Budget 2016	Actual 2016	Budget 2017	Budget Change
INCOME				
Homeowners Dues	\$9,360.00	\$9,360.00	\$9,360.00	\$0.00
Interest Income				
Checking	\$0.00	\$0.00	\$0.00	\$0.00
Money Market	\$185.00	\$146.18	\$140.67	-\$44.33
Total Income:	\$9545.00	\$9506.18	\$9500.67	-\$44.33
EXPENSES				
Grounds Maintenance				
Mowing Services	\$900.00	\$850.00	\$900.00	\$0.00
Water Maint/Repairs	\$500.00	\$0.00	\$5000.00	+ \$4500.00
Liability Insurance	\$1,500.00	\$1210.00	\$1,500.00	\$0.00
Water Shares (own/leased)	\$2500.00	\$1310.20	\$2500.00	\$0.00
Fees (permits/licenses)	\$50.00	\$30.00	\$50.00	\$0.00
Office Supplies	\$25.00	\$688.65	\$25.00	\$0.00
Postage & Delivery				
Stamps	\$100.00	\$94.20	\$100.00	\$0.00
PO Box Rental	\$60.00	\$60.00	\$60.00	\$0.00
Utilities				
Electric	\$2000.00	\$2632.77	\$2800.00	+ \$800.00
Storm Water Fee	\$60.00	\$25.22	\$60.00	\$0.00
Misc				
Community Events	\$100.00	\$0.00	\$100.00	\$0.00
Software (Quickbooks)	\$150.00	\$154.47	\$0.00	- \$ 150.00
Backflow Valves	\$2500.00	\$2500.00	\$0.00	- \$2500.00
Total Expense:	\$10,310.00	\$9,555.51	\$ 13,095.00	+ \$2785.00

Cash Summary as of 1/1/2017

Checking Account Balance as of 1/1/2017:	\$ 10,919.41
Money Market Balance as of 1/1/2017:	\$ 13,362.07
Total Cash:	\$ 24,281.48

Balances as of 5/29/2017

Checking as of 5/29/2017

Account Information		
Account Number:		***6529
Current Balance:		9,314.80
Previous Statement Balance:		12,851.38
Last Deposit:	04/19/2017	120.00
Last Check:	05/23/2017	3,794.75

Money Market as of 5/29/2017

Account Information		
Account Number:		****0327
Current Balance:		13,432.03
Current Interest Rate:		1.05%
Current Accrued Interest:		20.09
Next Interest:	10/07/2017	70.71
Interest Paid 2017:		69.96
Interest Paid 2016:		146.18
Maturity Date:		04/08/2019
Term:		30 Months



Owl Lake Estates Home Owners Association 2017 Annual Meeting

Date: Tuesday – May 30th, 2017

Where: Carbon Valley Regional Library Conference Room

When: 6:00 PM

Agenda

- **Call to Order / Attendance**
- **Secretary's Report**
 - Previous Annual Meeting Minutes
- **Treasurer's Report**
 - 2016 Report
 - 2017 Proposed Budget
- **Architectural Control Committee Updates**
 - General Updates
 - Walk-Around /Newsletters
- **Irrigation System / Water Updates**
 - Pump Status / United Power Issues / Pump and Controller Rebuild
 - 2017 Water Outlook
 - Save Energy Reminder
- **New Business**
 - Election of Executive Board members
 - Nominating Committee Report
 - Floor Nominations
 - Election
 - ACC volunteers
- **Neighborhood Happenings**
 - Carbon Valley Letter
 - Backflow Testing
 - HOA Common Land Safety Reminder
 - HOA Common Land Debris removal/help
- **Next HOA Meeting**
- **Open Floor**
- **Adjournment / Clean up**