

# Minutes: BCR Annual HOA Owners Meeting:

Wednesday May 26<sup>TH</sup>, 2021

10am MST -Virtual via Zoom

Call to Order: 10:10am. Property owners in attendance via Zoom were: Rick Freed, Patrick D'Augustine, Jason Laabs, Mary Hart, Marcel Bilboa, Chris Ragot, Kim Gronberg and Bart & Michele Margheim.

## Old Business:

1. P&L 2020 Report. *No questions/comments by attendees.*
2. DRB Fee & Compliance Deposit to be collected at Final DRB Review. *No questions/comments by attendees.*
3. Building new or modifying existing homes. *All exterior improvements are required to be reviewed and approved by the DRB prior to starting construction. No questions/comments by attendees.*
4. Summit County Short Term Rental (STR) Required Permit - Please familiarize yourself w/these regulations and BCR's HOA guidelines. *A few comments were mentioned of being respectful of neighbors and to please communicate HOA Guidelines to Renters. If you're using a management company for renting your home, please inform them of these policies as well. No further questions/comments by attendees.*

<https://www.summitcountyco.gov/1221/Short-Term-Rentals>

Information/Enforcement hotline 970-668-4185

5. HOA paying for residential trash pick-up - *A vote of 8-3 in favor of HOA not paying for homeowner's monthly trash service was passed. No questions/comments by attendees.*
6. Shared roadway and plowing responsibilities for lots 6/7/8/9 & 10/11 & 19/21/22 – *These homeowners are responsible for having an agreement in place. To be further discussed in New Business. No questions/comments by attendees.*

## New Business:

1. Development Plowing- *No issues with current plow Company. They will be asked again during the bidding process. Since the development is tracking at a good pace for build out, Mary Hart will reach out to County for criteria for having the County assume plowing of Barton Way and Barton Ridge Dr. in the development. It was also discussed not having the County plow both roads due to concerns of the County trucks causing damage to the roads. In time if the County agrees to plow, the HOA will first put it to a vote to all owners prior to making a decision on whether the HOA continues to pay for private plowing or to have the County assume this task.. No further questions/comments by attendees.*
2. 2021 Budget. *Bart Margheim presented FY 21' budget which is going to be very similar to FY 20'. The topic of asphalt sealing for Barton Way and Barton Ridge Dr. was discussed and estimates will be presented at next year's annual meeting. No further questions/comments by attendees.*
3. Shared roadway and plowing responsibilities for lots 6/7/8/9/10/11 (off Barton Ridge Dr) & 19/21/22 (off Barton Way) – *Mary Hart is speaking with Attorney Danny T. for a standard agreement that relates to shared driveways and will circulate it around to the appropriate owners for them to customize. An estimated \$150 and \$250, Barton Way/Barton Ridge Dr. was given by the current plow company. This fee was a total price that would be divided amongst owners within each agreement and was a per plow fee. Once an agreement is in place the HOA will be given a copy for their files. Rick Freed requested email addresses for all homeowners involved. No further questions/comments by attendees.*

4. Construction Updates. *No questions/comments by attendees.*

Planning or Preliminary Stage:	5 homes
Starting soon	2 homes
Under construction:	3 homes
Complete without cert of compliance	4 homes
Complete with certificate of compliance	2 homes

5. BCR trail improvement project - *The trail is partially staked out. Mary Hart, Patrick D'Augustine and Bart Margheim are planning to meet with Summit County Open Space and Trails to determine an entrance onto the trail that's between lots 3 & 4. Updates will be sent around after meeting. No further questions/comments by attendees.*

6. A reminder that BCR Covenants generally prohibit outdoor unscreened storage, vehicles or vehicle parts:

11.12 Vehicles and Parking

(a) Except as allowed by the Rules and Regulations, no motor vehicle classed by manufacturer rating as exceeding three-quarter ton and no mobile home, trailer, detached camper or camper shell, boat, boat trailer or other similar equipment or vehicle may be kept or parked at the Property. The foregoing notwithstanding, Owners may temporarily park such vehicles on a Lot for purposes of loading and unloading provided that such vehicle is so parked for no more than 48 hours.

11.07

(b) No unsightliness shall be permitted at the Property

*A few comments were mentioned of being respectful and mindful of your neighbors within the development and to please follow the HOA Guidelines that pertain to this topic.*

7. Reminders about Living with Wildlife - *Construction Dumpsters w/leftover food and Bears. During construction of your home, please speak with your Builder/GC about not having subs throw away their leftover food in the dumpsters. It's becoming an issue with wildlife, especially bears.*

8. Lot line Abandonment – *If abutting lots are owned by one owner what is the outcome to the monthly dues and voting rights of such lots if the lots are combined into one lot. After speaking with an Attorney and researching the HOA documents, the following was determined. 1. Owner(s) must properly submit to zoning for approval of lot line abandonment. 2. Per the HOA's Declaration, "the shares are recalculated if a lot is withdrawn from the Community, as such by a combination of lots". Below excerpts from Declaration.*

7.02 Share of Common Expenses.

(a) Except as otherwise set forth in this Declaration, the Association's Common Expenses shall be allocated among the Lots as set forth in this Section 7.02. The Share of Common Expenses allocated to a Lot shall be expressed as a percentage and calculated in accordance with the following formula:

Share of   1  X 100

Common Elements = (the number of created Lots within the Community at any point in time)

(b) The Share of Common Expenses attributable to the 25 Lots created within the Community are set forth on Exhibit B attached hereto and made a part hereof.

(c) **If any Lots are added to or withdrawn from the Community, the shares of Common Expenses for all Lots within the Community after such addition or withdrawal shall be recalculated in accordance with the formula set forth in paragraph 7.02(a) above.**

(d) Until the Association levies an Assessment, Declarant shall pay all Common Expenses.

6.01 Voting.

(a) Each Lot shall be entitled to one vote, regardless of the number of Owners of the Lot

9. Election of 2 board members. *Jason Laabs was nominated for one year and Bart Margheim three year. Nominations of these individuals was accepted and voted on unanimously. Board consists of Jason Laabs, Mary Hart and Bart Margheim, 1, 2, 3 year term respectively. Officer elections (Pres. VP, Treasurer, Secretary) will happen at a later date by Board members and an update will be sent around. As a reminder of the policy for any owners wishing to hold a Board or Officer position must comply with the following requirements. 1.- all HOA dues must be paid and up to date. 2. -any homeowner that has completed construction must have received their certificate of compliance from the DRB. If you are interested in serving on one of these positions please contact Bart Margheim.*
10. Next Annual Meeting – *A poll will be sent around to all owners asking what month and time of day they would prefer the meeting to be held.*