



**2020 ANNUAL HOMEOWNERS MEETING
October 13, 2020**

MINUTES

I. DATE AND TIME

The Lost Creek Farm Homeowners Association 2020 Annual Meeting was held on Tuesday, October 13, 2020 at 6:00 pm via Zoom video conference

II. CALL TO ORDER

- The meeting was called to order by Director Ware at 6:06 pm.
- Directors present: David Ware, Pat Murphy and Rick Goldmeyer.
- Also present: Manager, Dan Abila from Teleos Management Group
- There were 13 homeowners present & 2 proxies, quorum was met.

III. APPROVAL OF THE MAY 6, 2020 MEETING MINUTES

Following discussion and upon motion the May 6, 2020 meeting minutes were approved unanimously.

IV. HOMEOWNER EDUCATION

Manager Dan Abila, presented the CCIOA stand on political signs: There are laws that protect a homeowner's right in a common interest community to place political signs on their property. The association may regulate the size and number of political signs. Those regulations allow the HOA to only permit at least one (1) political sign per political office or ballot issue that is contested in a pending election. Also, the HOA can set the maximum dimensions of each sign, which may be limited to the lesser of the maximum size allowed by any applicable city, town, or county ordinance that regulates the size of political signs on residential property, or thirty-six (36) inches by forty-eight (48) inches. Lost Creek Farm's governing documents state that political signs are allowed, but must follow the Town of Erie's sign policy. Homeowners can contact the Town of Erie for more details.

V. RATIFICATION OF THE 2021 BUDGET

Manager presented the 2021 Budget for ratification and noted that monthly dues will increase from \$99 to \$115 to cover operating costs. Homeowners were also notified that the dues will likely go up to an estimated amount \$130/month in 2022 because McStain will have completed the project and no longer be contributing their developer subsidy. The board believes +/- \$130 per month will be the normalized monthly expense at build out. Director Ware went over the budget line by line with the homeowners. Upon motion duly made, and upon vote, the 2021 Budget was unanimously ratified.

VI. OLD BUSINESS

• LENNAR DEVELOPMENT-

The subdivision is called Wild Rose. To find out the status of development, homeowners can go to www.erieco.gov and look under the development review link. There will be 118 homes with lot sizes of 52' and 60' wide. The roads should be paved by the end of November, model homes will be started in December, and they anticipate build out will take 2-3 years. There will be an approximate 50' landscape buffer between Wild Rose & Lost Creek Farm which may be seeded and complete this fall. The subdivisions will be connected through Farmers Place. Construction traffic will not be allowed to use this Farmers Place; unless there's no other access via Wild Rose. The board suggested that neighbors monitor this area for construction traffic, and if abundant, McStain and the board will talk with Lennar and the Town of Erie. Director Murphy will contact Lennar's construction manager to ask them to install "No Construction Traffic" signage at Farmers Place.

VII. NEW BUSINESS

• BUILDER UPDATE-

- It's been a good year for McStain. They have closed 11 houses in 2020 and anticipate closing another 5 before the end of the year.
- 11 more homes have been sold, leaving 5 lots left. The model home is on the market and McStain anticipates Lost Creek Farm will be built out in late 2021.
- McStain will be turning over the Public Infrastructure to the Town of Erie via their final acceptance processes in the summer of 2021. This work will include right of way concrete repairs and the final lift of asphalt on all the streets within Lost Creek Farm.

- **TELEOS MANAGEMENT CONTRACT-** The 2021 management contract was emailed to the Board prior to the meeting for review. With no objections, the contract was unanimously accepted by the Board.

- **ENVIRONMENTAL DESIGN (EDI) LANDSCAPE CONTRACT-** The 2021 EDI landscape contract was emailed to the Board prior to the meeting for review. With no objections, the contract was unanimously accepted by the Board.

- **ELECT 1 HOMEOWNER TO BOARD OF DIRECTORS (BOD)-** The community is now 50% sold, so per the governing documents, 1 homeowner will be elected

to the BOD. The Board composition at the 50% threshold consists of two (2) Lost Creek Farm residents and one (1) McStain representative. Pat Murphy from McStain will relinquish his position from the BOD.

- Gary Poole and Jim Sufka volunteered to run for the BOD, each was given time to explain to the other homeowners why they want to be on the BOD.
- Jim Sufka received 11 votes, Gary Poole received 3 votes. Jim Sufka will serve on the BOD for a 2 year term.
- **2 VOLUNTEERS FOR DESIGN REVIEW COMMITTEE-** Ed Platt and Tom Murphy volunteered to serve on the design review committee. They will take Pat Murphy's place, and David Ware will continue to serve on the committee until his position on the Board is relinquished.

VII. HOMEOWNER FORUM

- The Rinner's asked if it was possible to put a basketball hoop and/or a playground in the park area- Director Ware stated it is possible, and to submit a formal request to Teleos so the BOD could review it.
- Darko Vukovic asked if it was possible to put a round-about in the area by the sales office- Director Ware stated that it would have to be presented to the Town of Erie as they own the roads. However, he thought it was unlikely that the Town would do anything like that.

IX. ADJOURNMENT- There being no further business to come before the Board, the meeting was adjourned at 7:11 pm.

X. NEXT MEETING- TBD

Respectfully submitted,

By: David B. Ware
President

Digitally signed by David B. Ware
DN: cn=David B. Ware,
o=McStain Neighborhoods,
ou=President and CEO,
email=dware@mcstain.com, c=US
Date: 2021.04.30 13:41:01 -06'00'

By: Dan Abila
Manager

05/03/2021