

MINUTES OF THE AUGUST 5, 2020  
QUARTERLY QUEENS HOA BOARD MEETING  
BILL HALMES RESIDENCE

The meeting was called to order at 5:06 pm on August 5, 2020. There was a quorum present.

The following board members were present: Bill Halmes - President, Michael Lubbs - Vice President, Billy Faust - Treasurer, Michel Gregory - Secretary, Amamda Ottman - Board Member at Large and Tracey Heritage of the management company.

Minutes of the February 2020 board meeting were approved as written.

Old Business

Financials were discussed. At this time of year there is usually between \$9,000 and \$10,000 In available funds.. CD's have risen in value over \$800 in the last 15 months.

7 homeowner accounts have past due amounts 5 are past due yearly fees and 2 were for fines..

Reminder letters were sent to the homeowners on July 22, 2020.

The gathering in the park will not be happening this year due to the COVID-19.

The wood chips have been replaced in the park.

New Business

Air B & B - Bill Halmes read an article regarding short term rentals for the state for Colorado .A new CC & R would need to be written and approved by a majority of the homeowners to be able to ban short term rentals. Tracey said that she would draft a question regarding short term rentals that would be sent to the board for approval. Then the ballots would be sent out to the homeowners for approval or non approval. 67% of the homeowners would need to approve the change. The board has seen what has happened in other places where people have moved in and cooked meth and then leave. Causing damage to the property in the thousands. We do not want that to happen here.

The CD # 55882 is up for renewal on August 13, 2020, It can be renewed at the same rate (1.26%). The board approved to add \$1200 to the existing CD. Tracey said that we need to make sure that there is not too much money in the CD in case we have to cash it in. She said that there is a 10% penalty for early withdrawal.

Discussion on collections was held. Bill has a name of a person who has a collection agency that charges 20%. He will provide the name. The board will proceed with any collection at this time. There is a lien in place on the property at this time.

There were several ACO requests that were approved.

The meeting was adjourned at 5:41 pm.