

**Little Norway Property Owners Association  
2020 Annual Meeting  
November 17, 2020  
Via Teleconference 6:00pm MST**

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**Members Present Representing 13 Properties:**

Paul Esposito  
David Blankman  
Steve Blechschmidt  
Dean Ebner  
Lynn Glaze  
Roy Johnson  
Bernd Tischer

There were also 5 additional owners represented by proxy.

**Welcome and Call to Order**

The meeting was called to order by Steve Blechschmidt, President at 6:05pm. Attendees were welcomed and the meeting was turned over to Paul Esposito as Secretary.

**Notice of Meeting/Quorum**

The Secretary confirmed that there was adequate notice of the annual meeting with all owners receiving written notice and that the properties represented on the call and via proxy represented a quorum.

**Approval of Minutes**

The minutes of the prior annual meeting conducted via teleconference in 2019 have been posted online for months, and were not read at this meeting.

**Treasurer's Report**

Paul Esposito, Treasurer indicated that financial statements for the last two years were distributed with the meeting notice, along with the proposed budget for the coming year. Spending continues to be minimal and is expected to continue that way in the future. The organization has a current cash balance of more than \$21,000 with more dues payments expected by the November 30 due date.

To-date, there are approximately 40% of owners with past due accounts, and nearly 25% of owners have never paid their dues.

**Election of Board Members**

Upon motion duly made and seconded, two Board member – Steve Blechschmidt and Lynn Glaze - were unanimously approved by the membership, and will serve for a term of two years or until a successor has been duly nominated and elected.

**Other Business**

Several topics were discussed by the group, including:

- Mr. Blechschmidt indicated that he is in the process of selling his property in Little Norway, but he would continue to serve on the board until the sale was final.
- The group was updated on recent sales of properties in Little Norway, including the sales of lots #1, 10, 11 and 18.
- Mr. Esposito indicated that he was on the mesa at the end of October when the area received about 18" of snow. The snow fell Sunday night thru Monday, and county snowplows cleared the main roads on the mesa on Thursday morning. Yes it took three days, but it was good news that the county eventually plowed the roads.

- The group discussed what we might do about the roughly 25% of properties who have never paid their dues, and now have outstanding balances of more than \$1,000 for dues and finance charges. The group agreed that it is now past time for the POA to place liens on properties to increase the likelihood of those owners paying if and when they sell their properties – or hopefully sooner as all owners have a mandatory requirement to pay their assessed dues. Mr. Esposito indicated that he has contacted Costilla County in order to confirm the specifics of the county requirements to place a lien.
- The water system was discussed, and Mr. Ebner updated the members on what he knew. He indicated that he believes that Scott Johnson of Summit Engineering who designed the system is currently working to maintain it, along with assistance from Walter Palmer a Melby Ranch resident. The State of Colorado requires that the water be chlorinated per state regulations which Mr. Melby has failed to do, and the state could possibly issue a cease and desist order for the water system until it is brought into compliance with regulations. Mr. Blechschmidt indicated that there was a ‘water committee’ that had previously met on the mesa, but that it was not currently active. The language of the Little Norway protective covenants was discussed. An idea was brought up to possibly engage legal counsel to confirm our rights regarding the water system, but it was agreed that it might be better to wait until our needs and issues were clearer in the future.

[POST-MEETING UPDATE: Chlorination issue has been reported to be resolved and water from the wells on the mesa is now being chlorinated per state regulations.]

- Building size requirements of 2,500 square feet for lakefront lots and 1,200 square feet for all lots were discussed. While the board had tried and failed to get a change passed by a 67% affirmative vote in the past, these requirements remain per the written covenants.

#### **Adjournment**

Being no further business, the meeting was adjourned at 7:10pm.

Respectfully Submitted,

Paul Esposito  
Secretary, Little Norway Property Owners Association