

Little Norway Property Owners Association – Phases 1 and 2
2022 Annual Meeting
January 12, 2023
Via Teleconference 6:00pm MST

Members Representing 13 Properties:

Paul Esposito
Dean Ebner
Jared Parsons
Larry Balkin
Five (5) additional members were represented by proxy.

Welcome and Call to Order

The meeting was called to order at 6:03pm.

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.

Election of Board Members

Two Board members – Harry Dunham and Dean Ebner - 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.

Treasurer's Report

Financial statements for the last two years were distributed with the meeting notice, along with the proposed budget for the coming year. Approximately one-third of owners have paid their 2023 dues to-date. The organization has a current cash balance of nearly \$28,000 with more dues payments expected by the January 31, 2023 due date.

There are approximately 25% of owners with past due accounts, and less than 20% of owners have never paid their dues.

The Treasurer recently received notice from a title company that one of the properties that has never paid their dues is up for sale. The title company was notified of the past due amounts and we will see if it sells and we collect the past due amounts.

Other Business

Several topics were discussed by the group, including:

- Mr. Esposito reminded owners that Ms. Andrea Melby passed away last year, and it is his understanding that the remainder of the Melby Ranch development is up for sale. The estate is believed to be in probate.
- The water system was discussed. Mr. Parsons updated on what he knew of the status of the water system. He indicated that Mr. Walter Palmer a Melby Ranch resident, is working to keep the water system working correctly and meeting State of Colorado requirements. He believes there is an upcoming inspection of the system scheduled with the state.
- The notice of annual meeting mistakenly reported the new building size requirements as approved by the membership in 2022. The correct minimums are 1200 square feet for lakefront lots and 900 square feet for all other lots.
- Lake levels are up after a wet late summer and fall last year. Hopefully a nice snowpack will continue that trend.

Adjournment

Being no further business, the meeting was adjourned at 6:25pm.

Respectfully Submitted,

Paul Esposito
Secretary, Little Norway Property Owners Association