

Gold Link HOA Newsletter

August 2023

Owners' Meeting

The annual meeting held July 3 was attended by 16 owners present, 2 on Zoom and another 13 providing proxies. In total 24 properties were represented. Thanks to Richard and Ann Cook for hosting the meeting. Kirsten Herrscher was elected for another three-year term. Projections for FY 23 showed a small deficit of \$195, and a FY 24 budget showing a \$1718 deficit was approved. Reserves are adequate to cover the deficits, but an assessment increase may be necessary next year.. Short-term rentals were briefly discussed. There have only been 2 complaints this past year, and were addressed by either the property manager or the owner. The consensus was to take no action at this time. Next year's annual owners meeting will be held on July 5, 2024.

Board meeting

The Board met August 3. Performance of the property manager was reviewed and the contract was extended to September 30, 2024 at the same cost. Officers were elected for an additional one-year term: Gary Keiser as president, Kirsten Herrscher as vice-president and Kevin O'Brien as secretary/treasurer. The Design Review Committee was appointed for a one-year term: Dan Chapman, Fra Webster, and Kerry Rice.

We have received 6 STR complaints since the annual meeting. The complaints were reviewed with 3 complaints relating to one home. The board decided a warning letter should be sent to the owner and property manager on that property. Matt confirmed that the property manager and owners are informed of any complaints. Owners are encouraged to also report any problems to the Town because their enforcement procedures are much stronger. A form on the Mt CB web site makes it very easy to report an STR complaint.

The HOA received a letter from the town citing Town Code and Colorado statute requiring eradication of noxious weeds. The letter asked for a Noxious Weed Plan from the HOA. A draft Plan was reviewed and approved. The Plan provides for (1) spraying along the Town right-of-way and on common ground by the HOA, (2) discussion at the annual meeting about identification, control methods, and owners responsibilities, and (3) establishment of a weed committee to identify problem

areas and suggest mitigation procedures. The Committee will not access private property unless invited by the owner, but will be available to assist owners with mitigation plans. Owners will be notified of weed problems identified on their property.

Minutes of both meetings will be posted on our web site.