

From: "Terry Lewand" <tlewand@mac.com>  
Subject: **Introducing - "Watkins Farm Involved"**  
Date: September 22, 2009 11:41:40 PM MDT  
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1 Attachment, 163 KB

In early June, we (Greg Lewallen/Terry Lewand) resigned from the HOA board. Our leaving the board had nothing to do with the few disparaging emails regarding the posting for the drafts of the covenant clarification. Rather it stemmed from a highly charged discussion at the May private board session in which our contributions were characterized as having little value and that we had no understanding of what the community needed from the HOA Board. This pronounced division resulted in our departure.

We recently penned a letter to the Board fielding questions associated with their recent activities to gain understanding of their plan and direction. Enclosed, as an attachment, are our letter and the HOA board's response.

In response to the Board's reply we are leading a new effort "Watkins Farm Involved". It is based on "grass roots" community volunteerism incorporating these objectives:

1. Development of a common vision reducing community division encouraging community participation.
2. Ensure that Watkins Farm exhibits a neighborhood appeal pleasing to both current and prospective residents.
3. Create a focus that puts community ahead of personal agenda.

A schedule is being developed for cleanup and improvements to the neighborhood.

Please visit the website listed below for details and to see what has already been accomplished.

We welcome your input and assistance.

Get Involved!

Greg Lewallen & Terry Lewand

"Watkins Farm Involved": [www.watkinsfarminvolved.org](http://www.watkinsfarminvolved.org)

Email: [group@watkinsfarminvolved.org](mailto:group@watkinsfarminvolved.org)



[BoardMail.pdf \(163 KB\)](#)

From: Terrance Lewand [tlewand@mac.com]  
Sent: Wednesday, September 02, 2009 6:53 AM  
To: Watkins Farm Board  
Cc: Greg Lewallen  
Subject: Questions for the Board

Greg Lewallen and I have several questions for the Board.

During the time that Greg and I served on the HOA Board there were many positive tools set in place that the community had asked for. Since the time of our resignation we have seen little continuity inline with what had been established. We would like clarification on what is being planned for moving this community forward.

1. There was a method in place to take comprehensive written reporting in HOA Meeting Minutes. Using the 8/26 meeting minutes as a example, it lacks the following information for a 2 plus hour meeting.

- a. Start and End times for the meeting.
- b. List of attendees.
- c. HOA Finance data reported and sent to the community.
- d. Ballot counting committee participants by name.
- e. Complete ballot results:
  - a. Total ballots received.
  - b. Number of ballots disqualified and why, if any.
  - c. Voting tallies for all ballot issues.
    - i. Covenant clarifications.
    - ii. Vote count for each board nominee.
    - iii. Prairie Dog Mitigation as the reported count does not equal 36.

The goal being better communication with the association as a whole for those unable to attend a meeting.

2. Regarding covenant clarifications, the covenant clarifications were put to the side based on a 19 for and 17 against vote is what we have been told. Is this accurate?

At the March meeting it was clear that many in the community are looking for direction and ultimately action toward a resolution. With no resolution, the covenants stand as written with a small group clearly in violation of Section 9 - Vehicular Parking, Storage and Repairs.

We would like to know what the plan to correct these violations.

3. What is the plan for prairie dog mitigation? How will it be done? When will it be done? What is the cost? What is being planned for ongoing management of the problem?

4. What is the status of latest water usage reporting to the state. Is it complete (water reported for all occupied properties)?

5. Who has signing privileges on HOA financial accounts as the last time we understood Rich Peppe was still a signator.

6. Status of the Website. What are the plans for the Website? It has been stagnant since Greg and I left the board and it is clear the Board email is not being used. SB-100 and CCIOA suggest this as an easy and inexpensive method of providing information to the community.

7. Community property maintenance. The common areas are lacking the appropriate care, what is the schedule? On a related note what is being done to facilitate vacant land owners honoring mowing requirements? The lots at the end of 10th have not been mowed in multiple years.

This being the greenest and wettest year in recent history there will be a tremendous amount of weeds die off this fall.

We are looking to gain a better understanding of the Board's plan for the community in both the near and long term.

Please respond on or before September 14, 2009.

Thank you in advance for your timely response.

Terry Lewand and Greg Lewallen

From: "Becker, Sheila" <Sheila.Becker@mercerc.com>  
Subject: FW: Reply from the WF-HOA Board  
Date: September 17, 2009 10:50:32 AM MDT  
To: 'Terry Lewand' <tlewand@me.com>, Greg Lewallen <Greg.Lewallen@medsimulation.com>

Terry and Greg,

We want to thank you for your input.

In reply to your questions in a recent email to the WF-HOA Board:

1, a, b) There has been no change in the method and/or process of taking notes and meeting minutes. Minutes are approved at the quarterly meetings. The next meeting is in November.

1, c) Finance data is reviewed at all quarterly meetings and is available to all community members.

1,d) Committee volunteers signed off on all posted votes.

1,e,a) 36 valid ballots were received. 67% votes of the total community is needed to change the bylaws.

Prairie Dog Mitigation - 20 FOR  
Candidates - Numbers were not posted, just the winning candidates.

2) 67% votes of the total community is needed to change the bylaws.

Regarding correcting violations: All violations will be reviewed and discussed in accordance with the bylaws.

3) The meeting notes indicate it was voted FOR. The board will be discussing the plan/process with the committee.

4) The most recent usage report has been sent and accepted/approved by the state.

5) Remains the same

6) Two board members will be maintaining the website.

7) Next mowing is scheduled when it is deemed needed. No date is set yet.

Vacant lots: This is being discussed by the board.

The WF-HOA Board Members invite the community to all meetings.

Regards,  
WF-HOA Board Members: Sheila Becker, Lacie Pachas, Marcie Thorpe, Dave Tourtelot & Graham Vincent

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Watkins Farm Home Owners Association, est. June 2003

PO BOX 328, WATKINS, CO 80137

WEBSITE: [www.watkinsfarmcommunity.org](http://www.watkinsfarmcommunity.org)

Meeting Notes

**Subject:** WF- HOA Meeting **Meeting Date:** 8/26/09

**Attendees:** HOA Board Members: Sheila Becker, Dave Tourtelot & Graham Vincent  
**Community:** WF Homeowners as per the signed attendance list. **Author:** Sheila Becker

Topic	Summary	Action By	Due Date
Treasurers Report	Brief overview by Graham		
Ballot Counting	The ballots were counted by an independent committee.		
Covenant Clarifications	Due to receiving 36 total ballots the 4 covenant clarifications will not be approved. Any changes to the current covenants needs 67% of the community votes to be approved.		
Two Board Positions	The two new board members are Lacie Pachas and Marcia Thorpe. These positions have a term through 12/2010.		
Prairie Dog Mitigation	With the ballots showing: 20 for, and 15 against; the prairie dog mitigation was approved. The board will move forward with this process.		
Toads	Lacie wanted everyone know that she recently found out that toads can be very dangerous to the health of your dogs and even possibly kill small dogs.		
	Meeting adjourned		