



Owl Lake Estates Homeowners Association 2025 Annual Meeting

Date: Saturday, May 31st, 2025

Where: Sewczak Residence, 9095 Owl Lake Dr, Firestone, CO 80504

When: 1:00 – 2:00 PM

Agenda

- **Call to Order / Attendance**
- **Town of Firestone Updates – Bobbi Billings**
- **Secretary's Report**
 - Acceptance of the previous 2024 Annual Meeting Minutes
- **Treasurer's Report**
 - 2024 Report
 - 2025 Proposed Budget
- **Irrigation System / Water Updates**
 - Recent Cost Increase – Leases, Electricity, Futures
 - Backflow Report Card
 - Pump Status / Vendor / 2025 Maintenance
 - 2025 Water Outlook and Leases
 - New Coal Ridge Ditch Updates, Section 18 Update
- **Other HOA Updates**
 - HOA Simplified Processes
 - Bookkeeping / Billing / Communications
 - Pump Shelter / Sign Electricity
 - Mowing Updates
 - Town Mosquito Control
 - Tree Limb Dates - June 14, July 12, August 9, September 13, October 11
- **New Business**
 - Election of an Executive Board member
 - Floor Nominations
 - Election of three (1) Executive Board Members
 - Three-year term
- **Architectural Control Committee Updates**
 - General Updates / Process
- **Open Floor**
- **Next HOA Meeting**
- **Adjournment / Clean up**



Owl Lake Estates Homeowners Association
Annual Meeting – Feb 5, 2024. Call to order at 6:00pm

Attendance

Fourteen residents were in attendance creating a quorum.

Garrett Bragalone	Douglas Sharp	Dan Sewczak
Don Leach	Sean Flagg	Garry Kamas
Jeff Churchill	Tony LeFevre	Kim and Teresa Cooper
Mickey Martinez	Fran Planinsek	Marnie Gooding
Ron Caskey (vias proxy)	Brent Wise	

Secretary's Report

- Secretary's report – everyone read to themselves. No corrections were needed.

Motion to accept: Don Leach
Seconded: Sean Flagg
All in favor – Motion carried

Treasurer's Report

Doug Sharp presented the current balance as of 12/31/2023 and 2024 proposed budget.
Checking account: \$ 19,527.36
30 month CD: \$14,615.93. (comes due in April 2024)

The budget was presented for 2024.
Noted was a reserve of \$20,000 that would only be used should we have a complete pump failure or emergency.

Motion: Dan S
Seconded: Sean Flagg
All in favor – Motion carried

Irrigation System / Water Updates

- Garrett Bragalone spoke about the pump condition and status. Our pump is nearing end of life and will have to be replaced in the future.
- There was a discussion of water availability in 2023. A discussion of how we draw water within the New Coal Ridge Ditch. We anticipate leasing approximately 60 acre feet of water in 2024.
- New Coal Ridge Ditch hired a new Ditch Master. We had several issues and worked with Ditch attempting to resolve. A new Ditch Master has been hired for 2024.
- Discussion regarding products that can help reduce leakage. We can investigate again.

New Business

Election of an Executive Board members

Nominations: Garrett Bragalone (3 yr), Don Leach (2yr). Sean Flagg (1yr)

Motion by Sean Flagg to appoint all three candidates by acclimation. Second Doug Sharp.

The officers will meet to elect a President, Vice President, Secretary and Treasurer.

President Garrett Bragalone stated that we will need a new Treasurer in 2024 as Doug Sharp plans on moving. Several homeowners are considering the position. Dan Sewczak volunteered his wife, Heather Sewczak as a potential treasurer candidate.

ACC Activities

Dan Sewczak (ACC Chair) spoke about ACC activities to modify current homes, as well as new plan proposals. Dan also described the ACC approval process.

All members have served a two-year term.

Elected to serve a two-year term: Dan Sewczak, Doug Sharp, Brent Wise, Kim Cooper.

Motion to accept slate: Marnie Gooding

Seconded: Sean Flagg

All in favor – Motion carried

Next HOA meeting

The next annual HOA meeting will be scheduled at a neighbor's home in Summer 2025. It was desired that the meeting be combined with a neighborhood social gathering likely held at a resident's home.

Open Floor

- A discussion to encourage all homeowners to consider serving in the HOA
- A discussion regarding ways to conserve water and pump use. The homeowners have authorized the Officers and Water Committee to investigate and implement methods to conserve water and extend the useful life of our irrigation pumps. This might include cycling off the pumps during the heat of the day to conserve water, electrical costs, and extend the life of the pump.

Adjournment / Clean up

- Meeting adjourned at 7:29 pm



Owl Lake Estates Homeowners Association
Annual Meeting – May 31, 2025
Proposed Profit & Loss Budget Overview for 2025

Cash Accounts as of April 30, 2025
2025 Total Cash on hand = \$48,997.62



OWL LAKE EST HOMEOWNERS INC
PO BOX 777
FIRESTONE CO 80520-0777

Statement Ending 04/30/2025

OWL LAKE EST HOMEOWNERS INC

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Customer Number:XXXXXXXXXXXX6529

Managing Your Accounts

	Bank Name	Adams Bank & Trust - Firestone
	Branch Number	303-833-3575
	Mailing Address	8308 Colorado Blvd - STE 100 Firestone, CO 80504
	Toll Free	1-800-422-3488
	Online Banking	www.abtbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Essential	XXXXXXXXXXXX6529	\$33,733.82
Certificate of Deposit	Certificate Number	Ending Balance
Upgrade - 30 Month *	XXXXXXXXXXXX0327	\$15,263.80

* Summary of Account Information is only information for the account/accounts shown on this statement.



Profit and Loss - Owl Lake HOA

	Actuals	Actuals	Proposed	Change
	2024	Jan 01, 2025 to May 28, 2025	2025	2024
Income				
Homeowner Dues	\$11,680.00	\$13,600.00	\$15,000.00	\$3,320.00
Water Share Income	\$0.00	\$2,925.00	\$3,000.00	\$3,000.00
Total Income	\$11,680.00	\$16,525.00	\$18,000.00	\$6,320.00
Operating Expenses				
Backflow Testing	\$77.00	\$0.00	\$100.00	\$23.00
Business Expenses (Gov, IT, Software)	\$22.17	\$120.00	\$150.00	\$127.83
HOA Common Grounds & Pump Maintenance	\$1,263.82	\$899.85	\$4,500.00	\$3,236.18
Insurance – Property	\$1,292.00	\$1,242.00	\$1,242.00	(\$50.00)
Legal Fees	\$10.00	\$69.00	\$69.00	\$59.00
Postage & Delivery	\$120.00	\$73.00	\$100.00	(\$20.00)
Utilities (Electric + Sewer)	\$3,404.46	\$152.81	\$3,500.00	\$95.54
Water Lease Expenses	\$4,756.91	\$0.00	\$4,500.00	(\$256.91)
Water Share Maintenance Assessments	\$291.20	\$807.20	\$900.00	\$608.80
Total Operating Expenses	\$11,237.56	\$3,363.86	\$15,061.00	\$3,823.44

Balance Sheet - Owl Lake HOA

	28-May-25
Checking Account	\$32,830.94
Money Market	\$15,263.80
Total Cash and Bank	\$48,094.74
Accounts Receivable	\$900.00
Total Assets	\$48,394.74



Owl Lake Estates Homeowners Association

Annual Meeting – May 31, 2025, @ 1PM – 9095 Owl Lake Dr., Firestone, CO 80504

Call to order at 1:02pm

Attendance

9 residents were in attendance. Quorum of 6 is met.

Garrett & Steph Bragalone	Ron Caskey (via proxy)	Kim and Teresa Cooper
Don Leach	Sean & Stacy Flagg	Bobbi Billings (visitor)
Fran Planinsek	Brent Wise + 1	
Mickey Martinez + 1	Dan & Heather Sewczak	

Secretary's Report – Previous meeting minutes

- Secretary's report – Garrett presented the report. Everyone reads to themselves. No corrections were needed.

Motion to accept previous meeting minutes: Garrett Bragalone

Seconded: Don Leach

All in favor – Motion carried

Special Guest – Town of Firestone – Bobbi Billings

- Town is trying to connect directly with Firestone Neighborhoods using various outreach programs. It is important for the community to be involved.
- Pothole Reporting - Town website, click on "How do I" – to report potholes, or anything else in town that you would like to report.
- List of Firestone events calendars handed out homeowners.
- VIA – Courtesy transportation available and provided for persons 60+
- Town of Firestone voted 8th Safest Community in Colorado
- PAC Meeting on the 4th Monday of every month at 7pm – encourage everyone to go
- Sign Up for Town Communications via the their website
- TOF Board Meetings 2nd 4th Wednesday of the month (also available live)
- Firestone PD – Blue Envelope Program (Autism/Neurological disorder) – Sticker for car window is available
- Community Clean Up in Owl Lake – Dan S asked Bobbi about more opportunities to take branches from lake. Bobbi will call the Town to check.

Treasurer's Report

Heather Sewczak presented the treasurer's report and 2025 proposed budget.

The current balance sheet (attached) as of 5/28/2025.

Checking account: \$33,733.82

30-month CD: \$15,263.80. (renewed in April 2024)

Total cash on hand: \$48,997.62

The budget was presented for 2025 (attached).

Notes:

- HOA's Panama shares have been leased out for \$3,000 additional income
- HOA increase for 2025 was for capital improvements and rise in costs across the board
 - Additional cost incurred for pump vault cleanouts
 - Additional cost incurred for re-screening the inlets
 - Additional costs will be incurred for leak in main line at pump

Motion to accept the treasurer's report and affirm the 2025 proposed budget: Kim Cooper

Seconded: Brent Wise

All in favor – Motion carried

Irrigation System / Water Updates / General Updates

Garrett Bragalone spoke about the following:

- **Irrigation Pump condition and status.**
 - Previous pump contractors decided to focus on commercial systems. HOA resorted back to Ramey Environmental Controls (had issues within the past)
 - Pump was looked over by contractor before startup, no problems for 2025
 - Irrigation inlets cleaned out and rescreened – Thanked Zadel and Sewczack
 - Zadel, Sean, Garrett – Ran irrigation blowouts in 2025, and put in a temporary repair at the pump. Waiting for bids to fix.
 - Ramey Environmental – HOA asked to resolve restart problems on overheating. Will have to wait and see if it works.
 - HOA is Looking into creating a shade over the pump screen (Brent/Dan/Garrett to assist)
- **Water**
 - HOA was able to lease their Panama shares for 2025 and sounds like indefinitely for the upcoming years.
 - HOA is evaluating storage water lease costs – We anticipate leasing approximately 40/50 acre feet of water in 2025. Waiting for several bids back.

- There was a discussion of water availability in 2025 based on early ditch meetings. A discussion of how we draw water and the process within the New Coal Ditch.
- New Coal Ridge Ditch – Wants to run water early, but we're not always ready to take on water that early.
- **Backflow Reports** – Garrett thanked the majority of homeowners for being ready for testing. Those that were not ready, please make sure you do your due diligence on being ready next year.
- **Other HOA Updates**
 - The HOA stressed a more simplified billing and communication process is in place for 2025.
 - HOA is converting their desktop Quickbooks over to online platform WAV (free). Easier to manage and always updating.
 - The HOA revamped the website; improvements include a notification pop-up shows status on pump and simplified navigation and pages.
 - Crystal Electric – looking at having Gary Kammas (new neighbor) give a quote to get trenched to electricity to the sign.
 - First Mowing – delayed because of rain.
 - Town Mosquito Control – A testing station for West Nile is in Bragalone's back yard. Homeowners will see contractor traffic at the lake. Garrett mentioned he's not keen on them using private property to walk/drive on as it eroding a path. He will contact the town about it.
 - Tree Limbs – The HOA has been heavily utilizing the City limb drop-off - Thanks to Brent, Dan, Garrett, Steph, Tony and family for limb clean up around the lake

New Business

Election of an Executive Board member for 3-year term. Don Leach's position is up for re-election.

- Don Leach was not interested in running for re-election but enjoyed his time on the board and thanked everyone.
- Don also thanked Garrett for his work/education but stressed that the HOA duties and processes need to be divided between members in case Garrett moves on, which he indicated he plans on doing.
- Brent Wise volunteered for the Executive board position

Motion: In lieu of a paper ballot, Garrett made a motion to nominate Brent Wise by acclamation.

Seconded: Sean Flagg

All in favor – Motion carried

The officers will meet to elect a President, Vice President, Secretary and Treasurer and post results on the website.

ACC Activities

Dan Sewczak (ACC Chair) spoke about ACC activities to modify current homes, as well as new plan proposals. Dan also described the ACC approval process.

Dan Sewczak talked about -

- Homeowner Home — Submitted and approved house plans this past year. Although moving slow, the home is a very nice addition to the community.
- Homeowner Garage Project – Made some changes to align to covenants and approved by ACC board.
- Homeowner RV Storage – 1st design was rejected for several reasons. Worked with homeowner to use vinyl fencing and align with ACC standard which was approved.
- Window Replacement/Roofing Companies are needing ACC approval – Someone new this year and most likely to happen again.
- Dan would like the HOA to entertain on a single signature ACC approval which acknowledges that ACC members approve and will always note otherwise. Exec board members agreed and will update form.
- Garrett thanked Dan and Kim for their willingness to discuss and work with homeowners to align with covenants in additional in providing a quick approval turn around.

Next HOA meeting

The next annual HOA meeting will be scheduled at a neighbor's home in Summer 2026. *It was desired that the meeting be combined with a neighborhood social gathering likely held at a resident's home (also in the shade!).*

Open Floor

- A discussion to encourage all homeowners to consider volunteering and serving on the HOA was discussed as many members have been serving countless years.

Adjournment / Clean up

- Meeting adjourned at 2:00 pm

First Motion to Adjourn: Sean Flagg

Second Motion: Garrett Bragalone