



Owl Lake Estates Homeowners Association 2026 Annual Meeting

Date: Saturday, May 30th, 2026

Where: Wise Residence, 9065 Owl Lake Dr, Firestone, CO 80504

When: 12:30 – 1:30 PM

Agenda

- **Call to Order / Attendance**
- **Secretary's Report**
 - Acceptance of the previous 2025 Annual Meeting Minutes
- **Treasurer's Report**
 - 2025 Report
 - 2026 Proposed Budget
- **Irrigation System / Water Updates**
 - Panama Leases
 - Backflow Report Card
 - Ditch Lateral Blockage – Repair Status
 - Pump Status – 2026 Repairs & Maintenance
 - New Coal Ridge Ditch Updates, Section 18 Update
 - Drought Updates / Water Restrictions / Conservation
- **Other HOA Updates**
 - Pump Shelter / Sign Electricity
 - Mowing Updates
 - Tree Limb Dropoff Dates | Help
June 13, July 11, August 8, September 12, October 10 (7-11AM)
- **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
- **Wildheart Greenscapes: Xeriscaping / Gardens**
- **Open Floor**
- **Next HOA Meeting**
- **Adjournment / Clean up**



Owl Lake Estates Homeowners Association Annual Meeting – May 30, 2026 Proposed Profit & Loss Budget Overview for 2026

Cash Accounts as of May 29, 2026
2026 Total Cash on hand = \$48,596.92



- Home
- Accounts
- Transfer
- Pay bills

Home

Alerts

[Manage Alerts](#)

You have no alerts.

Accounts

[Edit Accounts](#) [Print](#)

OWL LAKE ESTATES HOMEOWNERS	Current balance \$32,688.42	Recent ▾
OWL LAKE ESTATES HOMEOWNERS	Current balance \$15,908.50	Recent ▾

[Help](#)

Member FDIC. Equal Housing Lender



Profit and Loss & Proposed Budget 2026

				2026 (Actual)	2026 (Budget)
	2024	2025			
Ordinary Income					
Backflow Testing - Income	\$ 720.00	\$ 889.00			\$ 900.00
Total Homeowner Dues	\$ 11,680.00	\$ 14,500.00	\$ 14,400.00		\$ 15,300.00
Total HOA Fees/Dues	\$ 12,400.00	\$ 15,389.00	\$ 14,400.00		\$ 16,200.00
Other Income					
Interest	\$ 29.31	\$ 631.53	\$ 13.17		\$ 30.00
Total Other Types of Income					
Utility Credits					
Water Share Income	\$ -	\$ 2,925.00	\$ 3,250.00		\$ 3,250.00
Total Income including Investments	\$ 12,549.31	\$ 18,945.53	\$ 17,663.17		\$ 19,480.00
Expenses	\$ 2,024.00	\$ 2,025.00		2026 (Actual)	2026 (Budget)
Backflow Testing - Expense	\$ 720.00	\$ 889.00			\$ 900.00
Common: Ground & Upkeep	\$ 625.00	\$ 630.00			\$ 1,000.00
Common: Pump & Distro	\$ 638.82	\$ 3,617.35			\$ 8,000.00
Ops (Biz, Insurance, Fees, Postage)	\$ 1,564.17	\$ 1,533.17	\$ 1,542.00		\$ 1,600.00
Utilities (Electricity & Sewer)	\$ 2,945.69	\$ 2,655.34	\$ 207.43		\$ 3,000.00
Total Water Share Expenses	\$ 5,048.11	\$ 6,599.27	\$ 4,690.00		\$ 5,500.00
Total Expense	\$ 11,541.79	\$ 15,924.13	\$ 6,439.43		\$ 20,000.00
HOA Fees Less Expenses	\$ 858.21	\$ (535.13)	\$ 7,960.57		\$ (3,800.00)



Owl Lake Estates Homeowners Association
Annual Meeting/BBQ – May 30, 2026, @ 12PM – 9065 Owl Lake Dr., Firestone, CO 80504

Call to order at 1:15 pm

Attendance

16 residents were in attendance creating a quorum (6 required).

Garrett Bragalone	Brent & Kendall Wise	Dan & Heather Sewczak
Sean & Stacey Flagg	Mickey Martinez	Bethany & James Brittenham
Kim and Teresa Cooper	Audrey & Vince Williams	Don & Eilene Leach
Ron & Janine Caskey	Linda Rew & Family	Beth & Garry Kamas
Jeff & Jane Churchill	Tony & Sara Lefevre	Don & Eilene Leach
David Rosenbaum		

Secretary’s Report (Garrett)

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

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

Treasurer’s Report (Heather)

Heather Sewczak presented the current balance as of 5/29/2026 and 2026 proposed budget.

- Checking account: \$32,688.42
- 30 month CD: \$15,908.50

The Profit and Loss statement and 2026 budget was presented.

Request to raise annual dues to account for major repairs that will likely come in the next several years. Executive board to discuss offline. A question was asked on what the typical reserve ratio is for an HOA. The board responded that it’s different for every HOA, too many variables.

Motion to Affirm: David Rosenbaum
Seconded: Linda Rew
All in favor – Motion carried

Irrigation System / Water Updates (Garrett/Sean)

- **Panama Leases**
 - HOA owns shares but the water from this lease cannot make it into our pond, so every year the HOA leases access to the shares to create income for the HOA to help bridge the gap between annual expenses and annual dues. The board has leased out the share for \$3250 for 2026.
- **Backflow Report Cards - roughly 70% compliance**
 - Backflow preventer is required by law for anyone who has city water connected to their irrigation system that is also connected to the pond water. Some houses do not have their city water connected so do not require this backflow preventer.
 - These backflow preventers must be tested every year prior to turning on the lake
 - Legally, the irrigation can't start until the backflows are checked. It's pertinent everyone is ready and makes any corrections quickly.
- **Ditch Lateral Blockage – Repair Status**
 - Owl Lake gets its water from Coal Ridge Ditch (specifically the Section 18 lateral), last few years the water flow has slowly been decreasing. HOA made the decision to hire a company to send a scope and camera to find if there was a blockage
 - Scope indicated root ball blocking the pipe, HOA investigated many options to clear the blockage that all were likely very expensive.
 - Luckily the company that scoped the pipe had acquired the special tool needed to cut through the blockage so it was able to be cleared for a much lower price than other options.
 - Likely will need to redo the clean out every few years since the root ball will grow back
- **Pump Status – 2026 Repairs & Maintenance**
 - Incurred roughly \$4k expense due to broken pipe repairs from last season that were temporarily fixed at the end of last season but needed permanent repairs this year prior to start up
 - This is not included in the budget docs distributed today since it hasn't been paid yet.
- **New Coal Ridge Ditch Updates, Section 18 Update**
 - There is almost no river and very little storage available due to the drought in 2026, The HOA is getting creative to try to get even a little water with their networking of shareholders.
 - There is not enough water, but the HOA has leased restricted water, which is an amount that is divided up between owners and Coal Ridge shares owned. This only works because several owners decided not to use water due to drought.
 - Legally, the HOA can't store the restricted water, so they have calculated water usage to match the amount of water coming in.
 - HOA cannot request any additional restricted water
- **Drought Updates / Water Restrictions / Conservation**
 - HOA is aligning with the town of Firestone watering restrictions.
 - Any type of watering is limited between 5:00 p.m. and 10:00 a.m.
 - Even-numbered addresses may water on Mondays, Wednesdays, Fridays, and Sundays.
 - Odd-numbered addresses may water on Tuesdays, Thursdays, Saturdays, and Sundays.
 - No more than 20 minutes per zone. Limit hose watering
 - Please explain the restrictions to your neighbors if you see them overwatering and abusing the water. Homeowners hinted at and were in agreement on the most likely offenders, who were not at the meeting.

Other HOA Updates

- Pump Shelter / Sign Electricity
 - Roof is now in place to help prevent overheating in peak summer temps
- Mowing Updates - Mower company is transitioning to their son, HOA was able to keep them on board for reasonable rates.
- Tree Limb Dropoff Dates | Help
June 13, July 11, August 8, September 12, October 10 (7-11AM)

New Business

Election of an Executive Board member (3 yr term)

Current Terms Remaining: Garrett Bragalone (1 yr), Brent Wise (2yr). Sean Flagg (0yr)

Motion to use show of hands instead of paper ballot: Garrett

Seconded: Brent Wise

All in favor – Motion carried

Candidates: (voting by show of hands)

David Rosenbaum (6715) Votes: 0

Sean Flagg (6755) Votes: Everyone

ACC Activities

Dan Sewczak (ACC Chair) spoke about ACC activities:

- 9125 (Kamas Family) completed their house last year
- Anytime you are looking for ACC approval, please look to the town of Firestone first to ensure it is allowed by city rules prior to applying to ACC.
- To change ACC bylaws is the HOA responsibility not the ACC team.

Next HOA meeting

The next annual HOA meeting will be scheduled at a neighbor's home in Summer 2027.

Open Floor

- Dominic (6715)], Wild Heart Greenscape, has a company that does low water need landscaping and happy to help neighbors
- For drought - review CSU Extension recommends for watering during a drought
- Solicitors - if you are experiencing excessive soliciting ask if they have a permit from the town of Firestone
- Owen's property on the north side of Owl Lake is potentially going to the city of Firestone. People are encouraged to attend town meetings in person or online.
- There's a new potential property group interested in the property on the south side of pine cone that is interested in developing a retirement community.

Adjournment / Clean up - Meeting adjourned at 2:15 pm