



Antonio Pantalones <245road@gmail.com>

Covenant Change Committee Update

35 messages

MAY <245road@gmail.com>

Thu, Mar 12, 2015 at 10:49 AM

To: Amy Luetke <amy@propertyshopinc.com>, Liane Anderson <lianewanderson@hotmail.com>, Christine Manuel <elkcreek@sopris.net>, Kathy Kopf <kwolf280NC@gmail.com>

Cc: melody@ommpc.com

Hi,

Amy and I met with attorney Melody Massih regarding the legal bits that need to finalize the covenant changes. We asked her to give us a quote and set a completion date of 4/15. Melody said this would take maybe 2 to 4 hours at \$225/hr. I have arranged for the final invoice to be mailed to Liane.

I have given access to Melody to the TERHA website and verified with her assistant, Melanie.

<https://sites.google.com/site/terha3/>

Target Docs:

2014 TERHA Meeting Minutes.pdf

TERHA Proposed Covenant Changes for 2015.pdf

TERHA Covenants.pdf

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amendment shall become effective upon recordation, provided a properly certified copy of the resolution of amendment is placed on record in Garfield County, Colorado, no more than six (6) months after said meeting.

+Tony
970-274-0078

Liane Anderson <lianewanderson@hotmail.com>

Thu, Mar 12, 2015 at 9:40 PM

To: MAY <245road@gmail.com>, Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>

Hi Tony and Amy,

First of all thank you for proceeding with this. Do we need to meet and finalize the proposal of Justin and Dean regarding storing of commercial equipment?

I'm available to meet the next few weeks if needed.

On another note Taxes have been filed and I will pick them up on Friday.

Thanks again for your help.

Liane

From: MAY [mailto:245road@gmail.com]
Sent: Thursday, March 12, 2015 10:50 AM
To: Amy Luetke; Liane Anderson; Christine Manuel; Kathy Kopf
Cc: melody@ommpc.com
Subject: Covenant Change Committee Update

[Quoted text hidden]

Chris M. <elkcreek@sopris.net> Fri, Mar 13, 2015 at 9:40 PM
To: Liane Anderson <lianewanderson@hotmail.com>, MAY <245road@gmail.com>, Amy Luetke <amy@propertyshopinc.com>

Hi Tony, Amy, and Liane,

Thanks for picking up the slack on this; I'd been thinking about it lately too... I think that the commercial equipment provision should just stay the same as it already is in the covenants. What was submitted was not appropriate, in my opinion. Considerations for commercial equipment were, as I recall, damage to the road and what we want our subdivision to look like. This was supposed to be a nice subdivision, not like our neighbors to the west where anything goes... Also, it looks like we are coming up on the deadline as it is.... Chris

From: Liane Anderson [mailto:lianewanderson@hotmail.com]
Sent: Thursday, March 12, 2015 9:41 PM
To: 'MAY'; 'Amy Luetke'; 'Christine Manuel'
Subject: RE: Covenant Change Committee Update

[Quoted text hidden]

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5751 / Virus Database: 4306/9286 - Release Date: 03/12/15

MAY <245road@gmail.com> Wed, Mar 18, 2015 at 7:22 AM
To: melody@ommpc.com
Cc: Kathy Kopf <kwolf280NC@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>

Hi Melody,

Would you be able to get us a quote this week? and let us know when you can schedule.

Thanks,
+Tony
970-274-0078

[Quoted text hidden]

Melody Massih <melody@ommpc.com>
To: MAY <245road@gmail.com>

Wed, Mar 18, 2015 at 9:49 AM

Hi Tony- I should be able to do this in the 2-4 hour range as discussed (so \$500-\$900 at \$225 p.h.). I will only charge you for the time I spend on this.

I should be able to get you revisions no later than April 15, as discussed. Once I get into the details of the amendments, I may need to speak with you about those changes, and I will call or email you.

Please let me know if you need anything else. Thank you!

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: MAY [mailto:245road@gmail.com]
Sent: Wednesday, March 18, 2015 7:22 AM
To: melody@ommpc.com
Cc: Kathy Kopf; Christine Manuel; Liane Anderson; Amy Luetke
Subject: Re: Covenant Change Committee Update

[Quoted text hidden]

MAY <245road@gmail.com> Wed, Mar 18, 2015 at 10:11 AM
To: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

Hi,
Should we have Melody proceed as the HOA has pre approved for \$500. In the mean time we can send out a notice to increase the limit to \$900 just in case?

+Tony

----- Forwarded message -----
From: **Melody Massih** <melody@ommpc.com>
Date: Wednesday, March 18, 2015
Subject: Covenant Change Committee Update
To: MAY <245road@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

terha3

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TERHA Covenants.pdf

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amendment shall become effective upon recordation, provided a properly certified copy of the resolution of amendment is placed on record in Garfield County, Colorado, no more than six (6) months after said meeting.

+Tony

970-274-0078

Amy Luetke <amy@propertyshopinc.com>

Wed, Mar 18, 2015 at 2:21 PM

To: MAY <245road@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

That sounds good to me!

Thanks Tony!

Amy Luetke CRS, GRI, SFR, CDPE, CNE

Broker/Owner

The Property Shop

970.947.9300 office

970.618.4956 cell

888.254.3512 direct fax

amy@propertyshopinc.com

www.propertyshopinc.com

[Quoted text hidden]

Liane Anderson <lianewanderson@hotmail.com>

Wed, Mar 18, 2015 at 4:07 PM

To: Amy Luetke <amy@propertyshopinc.com>, MAY <245road@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Kathy Kopf <kwolf280NC@gmail.com>

Yes, I'm good with that.

Thank you,

Liane

From: Amy Luetke [mailto:amy@propertyshopinc.com]

Sent: Wednesday, March 18, 2015 2:22 PM

To: MAY; Christine Manuel; Liane Anderson; Kathy Kopf

Subject: Re: Fwd: Covenant Change Committee Update

[Quoted text hidden]

MAY <245road@gmail.com>

Wed, Mar 18, 2015 at 5:23 PM

To: Melody Massih <melody@ommpc.com>

Cc: Amy Luetke <amy@propertyshopinc.com>, Liane Anderson <lianewanderson@hotmail.com>, Christine Manuel <elkcreek@sopris.net>, Kathy Kopf <kwolf280NC@gmail.com>

Melody,

Please proceed, we have you pre-approved for \$500 and have provision for funding.

+Tony

970-274-0078

[Quoted text hidden]

Chris M. <elkcreek@sopris.net>

Thu, Mar 19, 2015 at 1:53 PM

To: Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>, MAY <245road@gmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

For the record, sounds good to me also. Hope she doesn't go over the two hours! J Has anyone gone over them recently

to make sure they've been edited for the small errors? I was going to do that but have not done so... Thanks Tony so much for picking up the ball on this...

Chris

From: Liane Anderson [mailto:lianewanderson@hotmail.com]

Sent: Wednesday, March 18, 2015 4:08 PM

To: 'Amy Luetke'; 'MAY'; 'Christine Manuel'; 'Kathy Kopf'

Subject: RE: Fwd: Covenant Change Committee Update

[Quoted text hidden]

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5751 / Virus Database: 4311/9339 - Release Date: 03/19/15

MAY <245road@gmail.com>

Wed, Apr 8, 2015 at 6:42 AM

To: Melody Massih <melody@ommpc.com>

Cc: Kathy Kopf <kwolf280NC@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>

Hi Melody,

Will you be able to schedule us for a completion date of April 15? I am concerned about meeting the amendment #25 date range which expires the resolution amendments on April 29, 2015.

+Tony

970-274-0078

On Thu, Mar 12, 2015 at 12:49 PM, MAY <245road@gmail.com> wrote:

[Quoted text hidden]

Melody Massih <melody@ommpc.com>

Wed, Apr 8, 2015 at 10:28 AM

To: MAY <245road@gmail.com>

Cc: Kathy Kopf <kwolf280NC@gmail.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>

Tony- yes, that should work fine. I will work on these changes and get my draft to you by the beginning of next week.

Sincerely,

Melody D. Massih

Olszewski, Massih & Maurer, P.C.

From: MAY [mailto:245road@gmail.com]

Sent: Wednesday, April 08, 2015 6:42 AM

To: Melody Massih

Cc: Kathy Kopf; Christine Manuel; Liane Anderson; Amy Luetke

Subject: Re: Covenant Change Committee Update

Hi Melody,

[Quoted text hidden]

[Quoted text hidden]

Melody Massih <melody@ommpc.com>

Tue, Apr 14, 2015 at 1:58 PM

To: MAY <245road@gmail.com>

Tony- please see the attached redlined draft of the amended covenants. I have made a few comments on the

document regarding changes I had questions about. Also, the State of Colorado does require HOAs to be registered with Department of Regulatory Agencies Division of Real Estate could be precluded from filing a foreclosure action for past due assessments. Dora registration is not significant (approximately \$27) and needs to be done each year; we often do the yearly registration for our HOA clients. Here is a link to DORA's site if you would like to take a look: <http://cdn.colorado.gov/cs/Satellite?c=Page&childpagename=DORA-DRE%2FDORALayout&cid=1251654053597&pagename=CBONWrapper>.

Please review this redline draft and contact me with any questions or concerns. Once I hear back from you, I can finalize the changes and get you the final document. Thank you-

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: Melody Massih [mailto:melody@ommpc.com]
Sent: Wednesday, April 08, 2015 10:28 AM
To: 'MAY'
Cc: 'Kathy Kopf'; 'Christine Manuel'; 'Liane Anderson'; 'Amy Luetke'
Subject: RE: Covenant Change Committee Update

Tony- yes, that should work fine. I will work on these changes and get my draft to you by the beginning of next week.

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: MAY [mailto:245road@gmail.com]
Sent: Wednesday, April 08, 2015 6:42 AM
To: Melody Massih
Cc: Kathy Kopf; Christine Manuel; Liane Anderson; Amy Luetke
Subject: Re: Covenant Change Committee Update

Hi Melody,

[Quoted text hidden]

[Quoted text hidden]



First Amendment to Covenants-Redlined Draft.docx
29K

Melody Massih <melody@ommpc.com>
To: MAY <245road@gmail.com>

Tue, Apr 14, 2015 at 2:04 PM

Tony- this attachment should shed a little light on the HOA registration with DORA. The Division of Real Estate does not enforce registration (or lack thereof) but if a HOA tries to sue someone for assessments (foreclosure) the homeowner could use this lack of registration against the HOA as a defense to the amounts due. I can explain this more if you would like, just let me know.

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: Melody Massih [mailto:melody@ommpc.com]
Sent: Tuesday, April 14, 2015 1:58 PM
To: 'MAY'
Subject: RE: Covenant Change Committee Update

Tony- please see the attached redlined draft of the amended covenants. I have made a few comments on the document regarding changes I had questions about. Also, the State of Colorado does require HOAs to be registered with Department of Regulatory Agencies Division of Real Estate could be precluded from filing a foreclosure action for past due assessments. Dora registration is not significant (approximately \$27) and needs to be done each year; we often do the yearly registration for our HOA clients. Here is a link to DORA's site if you would like to take a look: <http://cdn.colorado.gov/cs/Satellite?c=Page&childpagename=DORA-DRE%2FDORALayout&cid=1251654053597&pagename=CBONWrapper>.

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From: Melody Massih [mailto:melody@ommpc.com]
Sent: Wednesday, April 08, 2015 10:28 AM
To: 'MAY'
Cc: 'Kathy Kopf'; 'Christine Manuel'; 'Liane Anderson'; 'Amy Luetke'
Subject: RE: Covenant Change Committee Update

Tony- yes, that should work fine. I will work on these changes and get my draft to you by the beginning of next week.

Sincerely,

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Olszewski, Massih & Maurer, P.C.

From: MAY [<mailto:245road@gmail.com>]
Sent: Wednesday, April 08, 2015 6:42 AM
To: Melody Massih
Cc: Kathy Kopf; Christine Manuel; Liane Anderson; Amy Luetke
Subject: Re: Covenant Change Committee Update

Hi Melody,

[Quoted text hidden]

[Quoted text hidden]

 **OMMPC.pdf**
23K

MAY <245road@gmail.com> Tue, Apr 14, 2015 at 3:06 PM
To: Amy Luetke <amy@propertyshopinc.com>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>, Christine Manuel <elkcreek@sopris.net>

Need the committee to read this email.

----- Forwarded message -----

From: **Melody Massih** <melody@ommpc.com>
Date: Tuesday, April 14, 2015
Subject: Covenant Change Committee Update
To: MAY <245road@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[terha3](#)

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+Tony

970-274-0078



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29K

MAY <245road@gmail.com>

Tue, Apr 14, 2015 at 3:38 PM

To: Melody Massih <melody@ommpc.com>

Cc: Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>, Kathy Kopf <kwolf280NC@gmail.com>

Melody,

The HOA is now registered and the committee will review asap.

Thanks,

+Tony

On Tue, Apr 14, 2015 at 4:04 PM, Melody Massih <melody@ommpc.com> wrote:

Tony- this attachment should shed a little light on the HOA registration with DORA. The Division of Real Estate does not enforce registration (or lack thereof) but if a HOA tries to sue someone for assessments (foreclosure) the homeowner could use this lack of registration against the HOA as a defense to the amounts due. I can explain this more if you would like, just let me know.

Sincerely,

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Olszewski, Massih & Maurer, P.C.

From: Melody Massih [mailto:melody@ommpc.com]

Sent: Tuesday, April 14, 2015 1:58 PM

To: 'MAY'

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

<https://sites.google.com/site/terha3/>

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970-274-0078

MAY <245road@gmail.com>

Tue, Apr 14, 2015 at 3:40 PM

To: Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Amy Luetke <amy@propertyshopinc.com>, Kathy Kopf <kwolf280NC@gmail.com>

Liane,
Attached is the DORA receipt.

+Tony

----- Forwarded message -----

From: **Melody Massih** <melody@ommpc.com>

Date: Tue, Apr 14, 2015 at 4:04 PM

Subject: RE: Covenant Change Committee Update

[Quoted text hidden]

2 attachments

DORA-TERHA.jpg
651K



OMMPC.pdf
23K

Liane Anderson <lianewanderson@hotmail.com>
To: MAY <245road@gmail.com>

Tue, Apr 14, 2015 at 6:01 PM

Thank Tony I'll send you a check.

Liane

From: MAY [mailto:245road@gmail.com]
Sent: Tuesday, April 14, 2015 3:40 PM
To: Christine Manuel; Liane Anderson; Amy Luetke; Kathy Kopf
Subject: Fwd: Covenant Change Committee Update

[Quoted text hidden]

Liane Anderson <lianewanderson@hotmail.com>
To: MAY <245road@gmail.com>, Melody Massih <melody@ommpc.com>
Cc: Christine Manuel <elkcreek@sopris.net>, Amy Luetke <amy@propertyshopinc.com>, Kathy Kopf <kwolf280NC@gmail.com>

Tue, Apr 14, 2015 at 8:25 PM

Hi Tony and Melody,

Thank you both for all the work on this.

I just have one comment about 15.4 It's been on my mind and I am a little uncomfortable with the 10% increase in dues for late payment especially for people who struggle to come up with the HOA dues. I would be in favor of changing it to 1.5 %. Sounds much more reasonable.

Everything else looks really good.

Thank again,

Liane

From: MAY [mailto:245road@gmail.com]
Sent: Tuesday, April 14, 2015 3:38 PM
To: Melody Massih
Cc: Christine Manuel; Liane Anderson; Amy Luetke; Kathy Kopf

[Quoted text hidden]

[Quoted text hidden]

Chris M. <elkcreek@sopris.net> Tue, Apr 14, 2015 at 8:40 PM
Reply-To: elkcreek@sopris.net
To: Liane Anderson <lianewanderson@hotmail.com>
Cc: 245road@gmail.com, melody@ommpc.com, amy@propertyshopinc.com, kwolf280NC@gmail.com

That's OK by me... I thought 10 percent was high anyway. Chris

--- lianewanderson@hotmail.com wrote:

From: Liane Anderson <lianewanderson@hotmail.com>
To: "MAY" <245road@gmail.com>, "Melody Massih" <melody@ommpc.com>
CC: "Christine Manuel" <elkcreek@sopris.net>, "Amy Luetke" <amy@propertyshopinc.com>, "Kathy Kopf" <kwolf280NC@gmail.com>
Subject: RE: Covenant Change Committee Update
Date: Tue, 14 Apr 2015 20:25:40 -0600

[Quoted text hidden]

Chris M. <elkcreek@sopris.net> Tue, Apr 14, 2015 at 8:40 PM
Reply-To: elkcreek@sopris.net
To: Liane Anderson <lianewanderson@hotmail.com>
Cc: 245road@gmail.com, melody@ommpc.com, amy@propertyshopinc.com, kwolf280NC@gmail.com

[Quoted text hidden]

MAY <245road@gmail.com> Wed, Apr 15, 2015 at 3:36 AM
To: "elkcreek@sopris.net" <elkcreek@sopris.net>
Cc: Liane Anderson <lianewanderson@hotmail.com>, "amy@propertyshopinc.com" <amy@propertyshopinc.com>, "kwolf280NC@gmail.com" <kwolf280NC@gmail.com>

Hi all. Chris adds...

9. No commercial use. See "single renter". Suggestion: Owners may rent space to a maximum of two renters, to join them in their residence, space permitting.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

terha3

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+Tony

970-274-0078

Melody Massih <melody@ommpc.com>

Wed, Apr 15, 2015 at 9:29 AM

To: elkcreek@sopris.net, Liane Anderson <lianewanderson@hotmail.com>
Cc: 245road@gmail.com, amy@propertyshopinc.com, kwolf280NC@gmail.com

Liane and Chris, thank you for your responses.

Tony- could you just compile any changes based on the committee's consensus and let me know, then I can finalize the document for you? Thanks-

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: Chris M. [mailto:elkcreek@sopris.net]

Sent: Tuesday, April 14, 2015 8:41 PM

To: Liane Anderson

Cc: 245road@gmail.com; melody@ommpc.com; amy@propertyshopinc.com; kwolf280NC@gmail.com

[Quoted text hidden]

[Quoted text hidden]

MAY <245road@gmail.com>

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To: Melody Massih <melody@ommpc.com>

Cc: Amy Luetke <amy@propertyshopinc.com>, Liane Anderson <lianewanderson@hotmail.com>, Christine Manuel <elkcreek@sopris.net>, Kathy Kopf <kwolf280NC@gmail.com>

Melody,

I have attached the redline with comments. All redline insertions and deletions are accepted. Please finalize and let us know the next step.

Thank you,

+Tony
970-274-0078

[Quoted text hidden]



First Amendment to Covenants-Redlined Draft_TMv1.docx

31K

Melody Massih <melody@ommpc.com>

Wed, Apr 15, 2015 at 2:49 PM

To: MAY <245road@gmail.com>

Cc: Amy Luetke <amy@propertyshopinc.com>, Liane Anderson <lianewanderson@hotmail.com>, Christine Manuel <elkcreek@sopris.net>, Kathy Kopf <kwolf280NC@gmail.com>

Tony- thank you. One question before I finalize: as to Section 15.2.4, I am not very comfortable with this wording. As I stated, if the HOA forecloses for non-payment of dues, this is the HOA's remedy. The HOA cannot foreclose

and ask for monetary payment of the lien as well, as this would be double recovery. So I would prefer to delete this language altogether, or just change it to state that in the event of nonpayment that the HOA can elect to foreclose as per state law. Let me know of your thoughts in this regard and I can finalize the Amended Covenants.

Also, I wanted to attach information regarding HOA legislation on debt collection. No changes to the Amended Covenants need to be made to reflect this, but other HOA boards that I represent have just adopted a policy to comply with this legislation. There is also useful information in this attachment with regard to foreclosures.

Please contact me with questions or concerns.

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: MAY [mailto:245road@gmail.com]
Sent: Wednesday, April 15, 2015 2:20 PM
To: Melody Massih
Cc: Amy Luetke; Liane Anderson; Christine Manuel; Kathy Kopf

[Quoted text hidden]

[Quoted text hidden]

 **noname.eml**
12K

Liane Anderson <lianewanderson@hotmail.com>
To: MAY <245road@gmail.com>

Wed, Apr 15, 2015 at 5:40 PM

Yes, that was a little confusing. We agreed to 2 renters.

Liane

From: MAY [mailto:245road@gmail.com]
Sent: Wednesday, April 15, 2015 3:37 AM
To: elkcreek@sopris.net
Cc: Liane Anderson; amy@propertyshopinc.com; kwolf280NC@gmail.com

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To: Melody Massih <melody@ommpc.com>
Cc: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

Wed, Apr 15, 2015 at 10:17 PM

Melody,

Please change the wording to state that in the event of nonpayment that the HOA can elect to foreclose as per state law.

+Tony

[Quoted text hidden]

Amy Luetke <amy@propertyshopinc.com>

Thu, Apr 16, 2015 at 6:23 AM

To: MAY <245road@gmail.com>

Tony,

Thanks for your work on this. I finally had a chance to review and all looks good and as discussed.

Amy

Amy Luetke CRS, GRI, SFR, CDPE, CNE

Broker/Owner

The Property Shop

970.947.9300 office

970.618.4956 cell

888.254.3512 direct fax

amy@propertyshopinc.com

www.propertyshopinc.com

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This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Melody Massih <melody@ommpc.com>

Thu, Apr 16, 2015 at 10:34 AM

To: MAY <245road@gmail.com>

Cc: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

Tony- attached are the final Amended Covenants with all changes. Since we made no changes to Article 22.3, Insurance, I removed this section from the Amendment.

Please print and sign the Amended Covenants in front of a notary public. Then, this document should be recorded with the Garfield County Clerk and Recorder's office. Once you get the recorded copy of the document back, you should copy and send it to all homeowners for their records. Please let me know if you need my assistance with the recording.

As always, it has been a pleasure to work with you and the other members of the HOA Board. Please let me know if you need anything further or if you have any questions or concerns. Thank you-

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: MAY [mailto:245road@gmail.com]
Sent: Wednesday, April 15, 2015 10:17 PM
To: Melody Massih
Cc: Amy Luetke; Christine Manuel; Liane Anderson; Kathy Kopf

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 **First Amendment to Covenants-Final.pdf**
35K

Melody Massih <melody@ommpc.com> Thu, Apr 16, 2015 at 10:36 AM
To: MAY <245road@gmail.com>
Cc: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

Tony- could you also provide a copy of the Amended Covenants to me once they have been recorded for my file?
Thank you-

Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: Melody Massih [mailto:melody@ommpc.com]
Sent: Thursday, April 16, 2015 10:34 AM
To: 'MAY'
Cc: 'Amy Luetke'; 'Christine Manuel'; 'Liane Anderson'; 'Kathy Kopf'
Subject: RE: Covenant Change Committee Update

Tony- attached are the final Amended Covenants with all changes. Since we made no changes to Article 22.3, Insurance, I removed this section from the Amendment.

Please print and sign the Amended Covenants in front of a notary public. Then, this document should be recorded with the Garfield County Clerk and Recorder's office. Once you get the recorded copy of the document back, you should copy and send it to all homeowners for their records. Please let me know if you need my assistance with the recording.

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Sincerely,

Melody D. Massih
Olszewski, Massih & Maurer, P.C.

From: MAY [<mailto:245road@gmail.com>]
Sent: Wednesday, April 15, 2015 10:17 PM
To: Melody Massih
Cc: Amy Luetke; Christine Manuel; Liane Anderson; Kathy Kopf

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MAY <245road@gmail.com> Fri, Apr 17, 2015 at 12:23 PM
To: Melody Massih <melody@ommpc.com>
Cc: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

The amendments have been notarized and recorded with Garfield County. The doc should be mailed back to me sometime next week. I'll post on the website and send an email to all including Melody.

Liane, I have attached my receipt for recording.

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[terha3](#)

Target Docs:

- 2014 TERHA Meeting Minutes.pdf
- TERHA Proposed Covenant Changes for 2015.pdf
- TERHA Covenants.pdf

Since the documents are all in one location and they have received these documents, I believe this process shouldn't take too long to complete.

Covenant #25 specifies that we complete this as a record of matter no more than 6 months after the annual meeting on October 29, 2014. We have until April 29, 2015.

67% Quorum Required for TERHA Voting:

25. Amendment of Declaration. Except for the right of the Declarant to amend this Declaration or sections which give the Declarant rights, as specified herein or by law, this Declaration may be amended by the vote of sixty-seven percent (67%) of the votes entitled to be cast by the members of the Association, said vote to be cast at a meeting of the members duly held. Any

amendment shall become effective upon recordation, provided a properly certified copy of the resolution of amendment is placed on record in Garfield County, Colorado, no more than six (6) months after said meeting.

+Tony

970-274-0078



IMG_4588.JPG
508K

Liane Anderson <lianewanderson@hotmail.com>
To: MAY <245road@gmail.com>

Fri, Apr 17, 2015 at 6:50 PM

Thanks Tony, I'll sit down and write checks tomorrow.

Liane

From: MAY [mailto:245road@gmail.com]
Sent: Friday, April 17, 2015 12:23 PM

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[Quoted text hidden]

Amy Luetke <amy@propertyshopinc.com>

Sat, Apr 18, 2015 at 7:54 AM

To: MAY <245road@gmail.com>, Melody Massih <melody@ommpc.com>

Cc: Christine Manuel <elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy Kopf <kwolf280NC@gmail.com>

Great, thanks for all of your work on this, Tony.

Amy Luetke CRS, GRI, SFR, CDPE, CNE

Broker/Owner

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www.propertyshopinc.com

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This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Chris M. <elkcreek@sopris.net>

Mon, Apr 20, 2015 at 8:39 AM

Reply-To: elkcreek@sopris.net

To: MAY <245road@gmail.com>

Cc: melody@ommpc.com, amy@propertyshopinc.com, lianewanderson@hotmail.com, kwolf280NC@gmail.com

Thanks Tony and Melody for all your time and perseverance in getting this accomplished. Chris

--- 245road@gmail.com wrote:

From: MAY <245road@gmail.com>

To: Melody Massih <melody@ommpc.com>

Cc: Amy Luetke <amy@propertyshopinc.com>, Christine Manuel

<elkcreek@sopris.net>, Liane Anderson <lianewanderson@hotmail.com>, Kathy

Kopf <kwolf280NC@gmail.com>

Subject: Re: Covenant Change Committee Update

Date: Fri, 17 Apr 2015 14:23:06 -0400

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Chris M. <elkcreek@sopris.net>

Mon, Apr 20, 2015 at 8:39 AM

Reply-To: elkcreek@sopris.net

To: MAY <245road@gmail.com>

Cc: melody@ommpc.com, amy@propertyshopinc.com, lianewanderson@hotmail.com, kwolf280NC@gmail.com

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