

## November 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:32pm.
- Quorum established with Don Carlson, Mike Cleary, Pam Romig, Scott Ryder, Tom Beckwith and Brent Smith attending. Pat Fhuere did attend, but after a delay at work.
- Adopt Agenda for November Meeting – yes.
- Approve October 2023 Board Meeting Minutes (will need to do so again as there had been no preliminary as to time to accept the budget) –Motion made to accept the minutes by Brent Smith and seconded by Tom Beckwith. Motion passed unanimously.

### Treasurer Report – Mike Cleary

- October Financials Report
  - An early 2024 lot assessment payment has been deposited.
  - Gas and Electric expenses are high as there are two months expenses included.
  - Payroll expense only contains one pay period.
  - Irrigation repair expense of \$12,490.05 was distributed as \$5,109.10 to Operating expense and \$7,381 as Reserve expense.
  - Capital Improvement of \$2,095 was for erosion control work and rock from the same project.
  - There is an Operating Fund CD for \$25,000 that matures on November 9. Recommendation is that the certificate be redeemed and consider reinvesting in early 2024.

### Committee Reports:

- **ACC Committee – Tom Harkin**
  - Report on ACC meetings from 10.14.23 – 11.08.23 – some fence repairs were submitted. Lot 169- Variance granted from last meeting for only 2 trees. HOA manager confirmed SGR view sheds were set by the developer not by Mesa County. Lot 184/185 – discussion on the landscape plan, but committee said actual installation needs to meet the SGR required tree/plan size and count. Variance was approved to require only 4 trees and 12 5-gallon or greater shrubs instead of 8 trees and 24 5-gallon shrubs due to it being a double lot.
  - No Recommendations from the ACC Committee to the Board of Directors.
- **Landscape Committee – Pam Romig**
  - Update on landscape bids sent out. After calling 18 professional landscape companies, two were interested in bidding for this work. Follow up has occurred several times, with one interested company, but no bid has been received.

### Community Manager - Jenn

- Revised Past Due Assessments Collection P&P to be in compliance with HB22-1137. Motion made by Pam Romig to approve this document and seconded by Mike Cleary. Motion adopted unanimously.

- Revised Annual Assessment Notice for 2024. Correction for last bullet to add “month” after 18. Motion made by Pam Romig to approve the current document, seconded by Scott Ryder. Motion adopted unanimously.
- Window Tint estimate for RCC. Floor is bleached at entrance by the front door. Cost is around \$1400 with a 10 year warranty. Only allows 23% light, reflection is 33%, absorption is 44%, solar reflection is 60%. Should help prevent cracking between floorboards and bleaching of wood floor by the sun. This expense will come out of Operating Expenses. Motion made by Tom Beckwith to proceed with purchase of Window Tint purchase. Motion seconded by Scott Ryder. Motion passed unanimously.
- Email from Lot 52 (Re: Parking on Hideaway Lane) to be read in this meeting. Hideaway Lane is very narrow, and residents park in the street instead of in their driveways. Resident recommended making a no parking zone on Hideaway Drive. HOA should try to enhance value. HOA reply is that we do not own the road and this is a city issue. Email writer wanted it read to the board and members of the meeting in hopes to have residents of Hideaway to be informed of this complaint.

#### **President Report – Don Carlson**

- 2024 WD Yards Contract points of clarification: Discussion of #7 does not include making sure all drips are working. Just that plants are still alive. Item #9, we have never been notified, but have instead notified them many times on a single break or leak. Reports of leaking instances do require a long response time. As waiting for another bid quote has not been received, motion was made to adopt the WD contract for 2024 by Scott Ryder. Motion seconded by Tom Beckwith. Motion passed unanimously.
- WD Yards did not mow after October 10. We have been billed for month. Text indicated that they would mow on Wednesday, but they did not come. Do we withhold payment? Yes, to get their attention.
- 2024 Budget Review & Dues Increase less than 10%. Same thing as approved last month but needed to be done in November according to rules. Scott Ryder made the motion to accept the 2024 budget and Brent Smith seconded. Motion passed unanimously. Motion made to defer the 10 % automatic increase as stated in the budget rules by Scott Ryder. Seconded by Mike Cleary. Motion passed unanimously.
- Miscellaneous – Holiday Party? Motion made by Scott Ryder to have the Holiday Party. Seconded by Mike Cleary. Motion passed unanimously. Tentative date set for December 14.
- Discussion on the HOA Homeowner Task Force available to anyone who wants to attend (via network webinar).

#### **Other Business:**

- Report from Nominating Committee Chairman (Scott Ryder). Committee sent out emails to nominated members, and visited with multiple neighbors for interest. There are three positions that need to be filled for 2024. Brent Smith agreed to run again, and Scott Ryder and Mike Cleary also agreed to run again. Deadline is November 17 to turn in nominations. No other nominations have been received for Board positions in 2024.

- Pat Fhuere has his home up for sale, and will be moving. He will need to officially resign. If a sitting board member resigns, the board will fill that position. This will probably take place in February after our Annual Meeting in January.

**Executive Session:** None

Next Meeting: December 13, 2023 (Wednesday)

**Adjourn Meeting:**

Mike Cleary motioned to adjourn at 6:40 pm and Tom Beckwith seconded the motion. Meeting was adjourned.

Respectfully submitted,

Pam Romig

Secretary

DRAFT