

September 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:30pm.
- Quorum established with Don Carlson, Tom Beckwith, Pam Romig, Scott Ryder, and Brent Smith attending. Mike Cleary and Pat Fhuer were not able to attend.
- Adopt Agenda for September Meeting – not made.
- Approve September 2023 Board Meeting Minutes – correction will be made to Other Business on playground equipment voting by lot owners survey. Don clarified emails will be sent soon, but that if playground/pergola is voted by members, then there would be an assessment. Information will be put in Annual packet. Motion made by Pam Romig and seconded by Scott Ryder. Motion passed unanimously.

Treasurer Report – Mike Cleary (in absentia)

- The Electric and Gas - CC and Pool expense lines appear high as they contain two months expenses.
- The Water expense line is approximately \$100 higher than the monthly norm as the pool needed refilling following the repair of leaks.
- The Irrigation Water expense reflects two billing cycles of approximately \$2,000 each.
- There were no Capital Improvement or Reserve expenses during the month of August.

Please note that there have been two significant irrigation repairs completed this year (Spyglass Dr / Eagle Ridge and Bangs Canyon Dr) for which we have yet to be invoiced by WD Yards. Two minor leaks have also been repaired.

Other items of interest:

- The \$50,000 Operating Funds Certificate of Deposit, which matured in early August, was redeemed and a 90-day Certificate of Deposit was purchased with an interest rate of 3.25%.
- The 2022 tax returns have been signed and submitted. The Federal return reflected tax due in the amount of \$403 and the State return reflected tax due in the amount of \$63.
- 2024 Budget - A rough (not ready for Prime Time) draft of the 2024 budget has been completed. A ready for discussion draft will be ready and shared prior to the October Board meeting. We expect that there be no increase in the lot assessment for 2024. Current value is \$800.

Other Business – Lot 64 – Lots are not to be used as storage areas including the storage of composting piles and/or wood (chip) piles. Lot owner has an agreement with the neighbor to be able to put in a garden on her lot. New house bill allows gardens on any part of a homeowner lot. Owner wants to have piles of compost on that empty lot. This is not in compliance with the CCR's for the HOA.

Committee Reports:

- **ACC Committee – Tom Harkin**
 - No meeting at the end of August but did have a meeting today. There is an ongoing issue with owners not submitting the proper ACC form(s) for ACC review & approval

PRIOR to the work being completed. We will address these in future. No recommendations for the Board regarding issues that need their attention.

- **Landscape Committee Report – Pam**

New plants are being planted in bare patches in HOA property. We are working with WD yards to get irrigation running correctly. We will be focusing on corners as well, completing two at this point.

- **Community Manager - Jenn**

- Tax Update – a few corrections have been made and we are at the correct number to begin the year.
- Pet policy revisions – slim lined policy but key issue is that our HOA is not the place to report pet problems. All complaints should be done to the City of Grand Junction or Mesa County. The HOA is not liable for resolving issues between community members over animals. Motion made by Pam Romig to accept pet policy as revised. Brent Smith seconded the motion. No members opposed. Motion passed.
- Key Card revision – there will be only two key cards distributed per lot owner. The Use agreement has been revised so that each owner will have a complete understanding on how to use the card. There is an increase of \$5 for each card distributed to a new \$15 charge. A question was brought up about the length of time owners lose their key card privileges for an infraction – bylaws state 60 days. Jenn will investigate.

- **President Report – Don Carlson**

- RCC – has had some issues with HVAC with freezing on two units. Both issues have been taken care of.
- Pool rope was just fixed. So pool can now be closed and opened as usual until end of September.
- Inspections – happened in early June and 42 letters were sent out. Only 4 have received a fine letter after 30 days.
- A SGR resident brought forth budget concerns.
 - Pool to be open Memorial Day to Labor Day. Most discussion was to keep the pool open as it is, but maybe close an hour earlier in September. Landscape lights have been installed, but it is getting very dark earlier at end of season.
 - Irrigation – cut back 30% earlier this year and that did not reflect in bills. Not feasible to cut off all irrigation.
 - 5 gallon to 2 gallon – discussion is that homeowners only have to put in 6 – 5 gallon shrubs. 5-gallon shrubs are better to grow in bare ground and have a strong root system to adapt to new environments easily.
 - Trail maintenance will be adjusted down, as we have not used the budgeted amount in past few years.
 - Playground equipment will be voted on during the annual packet as discussed in last month's meeting.
 - New homes should have a mandated no grass policy. As current homes have the option of what they wanted to put in their landscaping, we feel that future

home owners should also have that option. Many dog owners feel that grass is essential to their pets wellbeing. Some homeowners have removed the grass that is present when they buy a home and replaced it with rock or plants.

- **No further comments were made from the community members in attendance.**

Executive Session: None

Next Meeting: October 11, 2023 (Wednesday)

Adjourn Meeting:

Tom Beckwith motioned to adjourn at 6:18 pm and Brent Smith seconded the motion.

Respectfully submitted,

Pam Romig

Secretary