

February 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:30pm.
- Quorum was established with Don Carlson, Mike Cleary, Scott Ryder, Tom Beckwith, Pam Romig, Pat Fhuere, and Brent Smith attending.
- Adopt Agenda for February Meeting – motion made by Scott Ryder and seconded by Mike Cleary. Motion passed unanimously.
- Approve December 2022 Board Meeting Minutes – motion made by Tom Beckwith and seconded by Pat Fhuere. Motion passed unanimously.

Treasurer Report – Mike Cleary

January 2023 Financials- low action month, except for assessments collected. 70% of the assessments have been returned. \$108, 111 was deposited in Operating Funds and \$15,991 in the Reserve Fund. 154 were full payments and 57 were half payments. 13 are still outstanding.

Workers Compensation has been paid for the year. Initial bill was over \$3,400, but we requested an audit that reduced the amount to \$56.

Committee Reports:

ACC Committee – Tom Harkin

Nothing new to report due to there having been no ACC meetings since early December 2022 as a result of having received no new submissions for review. There are three lots where current restoration work is being done; some with changes such as removing concrete and replacing with pavers. It might behoove us to have a request for plans to be approved by the ACC Committee, in our next newsletter. According to the ACC documentation, all external work must have a repair/restoration/alteration form filed before work has begun. The community manager will contact those that are having the work done to fill out the form and return it to her. Tom will let Jenn know who those lot owners are in the next week. The Board agreed that Jenn will handle the communications.

Appoint committee members for the record.

Tom Harkin is the ACC Committee Chairman, moved and seconded by Tom Beckwith and Mike Cleary. Motion passed unanimously.

Brent Smith is a committee member, moved and seconded by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Angela Ingle is a committee member, moved and seconded by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Megan Litzen is a committee member, moved and seconded by Scott Ryder and Brent Smith. Motion passed unanimously.

Ron Lantzy is a committee member, moved and seconded by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Landscape Committee Report – Don Carlson

Two Isolation valves have been installed, using winter rates. Still waiting on the status of WD Quotes for several other items. We did get a quote for \$1095 for replacement of air releif valves. Currently there are 5 that are capped off, and we will get these done at winter rates by May. This will prevent any air being built up in the lines, and thus damaging the pipes. Motion made by Pam Romig and seconded by Tom Beckwith to approve this expense. None opposed.

Ute water letter– A request to renew the variance to allow Lot 22, 218 Hideaway, to water the HOA property along that lot (Tract P) was refused by Ute Water. The Ute Water Board denied the request to continue. They require us to disconnect the water lines as of March 15. Ute Water must verify that the lines are disconnected. One alternative would be to bore under the street (\$2,000) to provide water from 27 Road. Tom Beckwith made the motion that we meet and look at the plants to determine a further course of action. Members interested will meet on Friday at 10:00 to assess the plants and alternatives. Scott Ryder seconded, and we tabled the item at this point. Can that land be leased by the homeowner, or is there a water main under the street in that area?

Committee Members – Appoint committee members for the record:

Pam Romig Motion made by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Rich Hooper - Motion made by Tom Beckwith and Scott Ryder. Motion passed unanimously.

Kevin Pape - Motion made by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Ralph Wilson - Motion made by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Rhonda Roy - Motion made by Scott Ryder and Tom Beckwith. Motion passed unanimously.

Tom Harkin - Motion made by Scott Ryder and Tom Beckwith. Motion passed unanimously.

President Report – Don Carlson

Miscellaneous:

RCC roof repair – Could not get enough quotes, so Don said he would do the work.

HOA 2 rail fencing quote for reference for future replacement – for 56 linear feet the current quote is \$4170.00. Just information only.

Quote to break, remove & place the boulder being donated by Lot 89. Placement would be at Spyglass and Lookout where water is not available. Motion made by Pam Romig, seconded by Scott Ryder to approve expense. Motion passed unanimously.

Secret Canyon Lane proposal - \$2,500 proposed to cover first two wattles along erosion control. Homeowners in the area were contacted and informed. Tom Beckwith made the motion to approve and Pam Romig made the second to approve this work. Discussion included making this proposal in writing to Secret Canyon, with liability waivers since the homeowners will be doing the work. Pam will talk with Rich to see if he wants some other members to help. Motion Approved.

Quotes for committee insurance (State Farm) – now being covered thus the individual committee members that were just approved for the ACC and Landscape committees.

CIF Questionnaires status – 44 members responded to the Capital Improvement questionnaires which is about 18%. Of the 59 line items, 33 were Reserve Fund items, and 26 were Capital items.

Reserve Expense – Dining chairs replacement at RCC. Replacements cost \$545/6 or currently \$71/each at AFW. Scott Ryder made the motion to purchase the chairs (8 for \$750). Brent Smith seconded. Motion approved. Old chairs can be donated to a non-profit. Motion made by Pat Fhuere and seconded by Tom Beckwith. Motion passed unanimously. Tom will remove and dispose of them as required.

Chaparral Spa and Pool Service has made a quote to do work on the pool for the 2023 year. Total cost will be \$4,950 and he will record/log all of the readings, servicing, maintenance, etc. He has also recommended that we use the salt generator, as it was not used last year. He will test the pool water 3 times a week and vacuum, and on alternate days Don will put in the robot for 4 hours each morning. Pam Romig made the motion that we hire him, Tom Beckwith seconded. Motion passed unanimously. Motion made by Mike Cleary that we replace the salt generator, and seconded by Brent Smith. Approved by the Board to purchase the salt generator.

Other Business- Lot 64 - HB22-1137 & ADA brought by David Wise.

Weed notification made last fall was discussed. New law HB22-1137 references what an HOA can do when notifying about weeds on lots. What are considered health issues? The authority to handle public right of ways is the City, and they must be contacted to handle the situation. If we identify weeds as a violation, then we have to give them 30 days to notice to cure, and then another 30 days after inspection to remove, and then we can fine them for having not taken care of their weeds. Since the fines were assessed after HB 22-1137 became law, we will rescind the former fines. A motion was made to repay the six members who did comply with the notices that they received last September and waive the fee for the five who have not paid. Pat Fheure made the motion and Don Carlson seconded. Motion passed unanimously. Members of the Board are reassessing the current policies to make sure we are in compliance going forward with H B22-1137.

The Side entry door being locked by our handicapped space in the parking lot was questioned. HOA's are not considered a public building, and are considered private property. The door in question can be opened by security card by all members of this community. It was being kept locked to protect the security of the property manager who cannot see who is entering or exiting. The lot owner was worried about a lawsuit from someone who might consider this a public access. We are ADA compliant as per the construction laws of 1990, as documented by the City of Grand Junction. We could lock the entire building, and only members have access to the building and amenities.

Executive Session: None

Next Meeting: March 8, 2023 (Wednesday)

Adjourn Meeting:

Tom Beckwith motioned to adjourn at 7:27 pm and Pat Fhuere seconded the motion.

Respectfully submitted,

Pam Romig

Secretary