

Spyglass Ridge Homeowners Association, Inc.
Board of Directors Meeting Minutes
5-12-21

Quorum Established and meeting began at 5:35 pm.

Present: Dan Williams, Earl Nicholson, Tom Harkin, Don & Joan Carlson, Dave and Alisa Wise, Deana Guzman, Mike Cusack, Pam Romig, Gene Clausen, Rich Hooper, Ralph & Sharon Wilson, Dennis Fulton, Judy Fountain, Bruce Okuda, Karla Beckwith, & Eileen Donohue

Approve Minutes from 4/14/21

A motion was made by Don and seconded by Tom H to approve minutes with minimal changes from Tom – all ayes. Motion carries.

Agenda Items - Dan

Pool help - Morgan has previous saltwater pool experience. Brady will work on the days Morgan is not available.

Can Morgan and Brady use the pool when they are not working?

Discussion: Dan and Eileen will explain the parameters to these employees if the Board agrees. Two board members said they would not have a problem with them using the pool during their off time. One board member said he thinks they could use the pool when they were done with their work (like 10-11) but not necessarily agrees with them using it on a Saturday afternoon. Another member suggested that they could abuse the privilege and that they would need to be added to the email list for when the pool is closed. One board member suggested they be able to use it Monday through Friday. Another member suggested a card swipe for pool entry, so we know who is coming and going. Don suggested that we could create a card reader port at the pool gate that wouldn't be too difficult, and Pam informed us that the current software will soon no longer be compatible with Internet Explorer and it is a pain, outdated, and difficult to work with.

Dan/Deana - Motion: A trial basis to allow Morgan and Brady to use the pool with one guest between the hours of 11 -2, M - F. 5 ayes and 2 nays. Motion carries.

Five of seven trees behind the residences on Eagle Ridge Ct. have died and one of the homeowners has requested they be cut down. Pam got a bid for five trees to be cut down and removed; \$300 for cutting them down and \$300 for removal. Current access to these trees is through lot 92, which is a vacant lot. One board member suggested the trees not be replaced because we will not have access to them once lot 92 has been built on.

Dan and Pam will go look at the trees and see what can be arranged to take the trees down. Several members volunteered to help with the cutting down and removal of trees. There is an agreement between the Developer of Spyglass and the City of Grand Junction that trees would be provided by Spyglass on the community-owned property between the residences and the water treatment plant property, and that the City would provide water for those trees. Since there has been considerable drought the trees have died resulting in the request to remove them. SGR decided not to replace the trees since we have no way to water them ourselves and the city water source is not reliable enough to ensure they stay alive.

Summer Board Meetings: meet every month, every other month, not meet for the summer?

Tom/Earl - Motion to continue to have monthly meetings, with the option to cancel if not enough items for discussion. 7 ayes, motion carries.

Covenants committee is a no go at this time.

Capital Improvements Survey: only four or five people responded. Dennis offered to follow through with asking the city who put in the shade structures at Las Colonias, Lincoln Park and Fruita Rec Center.

Financial Report - Tom

The financial position of SGR is good.

Community Manager Report - Eileen

- One lien filed for non-payment of HOA dues.
- The pool chlorinator broke and a replacement has been ordered.
- The new part-time pool employees are learning their jobs and working closely together to fine tune their routine.
- We only have five pool closers. Dan volunteered to close on Saturday and Dennis volunteered to do Sunday. Earl suggested that next summer we look into paying someone to close the pool. Discussion about ways to recruit more volunteers to close the pool. One member suggested that there be a sign-up calendar which members could access, so that people would not need to volunteer for every week of the month.
- We are considering changing the filter system on the pool to a sand system because the current one we have is expensive and difficult to use. Dave Lord, pool specialist, suggested looking at a newer and more user-friendly system. Eileen will get quotes on the new sand filtration system.

ACC Report - Earl

One house plan accepted, one landscape plan that was rejected.

Landscape Report - Pam

Will with WD Yards, SGR's contracted vendor, says all irrigation is on and running. Watering should be occurring at night. Spyglass Ridge shares water usage; water pressure and availability is affected by usage of the Orchard Mesa Cemetery. Will will be attempting to determine when pressure is the highest and find out when their property is watering. Will will be providing a new irrigation schedule.

There have been sprinklers that have been replaced by installed drip lines to use water more efficiently. There have been numerous new plants and trees that have been planted. There are more dead trees in the neighborhood that will need to be taken care of at some point. WD Yards will be working on Spyglass Ridge to turn off sprinklers as feasible and fix leaking pipes. Pam asked the Community Manager to acquire a 5-year usage report from the City of GJ for analysis. Pam and Eileen will be looking at the past five years of water data, comparing price and usage historically.

Thank you to Pam and the landscape committee for all their time and hard work. They have been very busy making sure SGR is looking good and is efficient with irrigation water use.

Alisa raised a question about irrigation water usage on lot 126. Pam Romig's second property water usage caused concern with some of the attendees. Pam provided an explanation as to how and why she acquired usage of the HOA's City water. Pam purchased a second lot next to her home to create a landscaped park. She tried to get a Ute Water tap for irrigation on this

property, though this request was denied by Ute Water because if an owner does not build a property on the lot they cannot purchase a tap. The prior SGR Community Manager suggested asking the SGR Board if Pam could use the HOA water for irrigating the landscape plants on this lot if she made it accessible to SGR community members. Pam presented her request in April 2019; the SGR Board of Directors unanimously agreed. A contract was executed by Pam and SGR that stipulates the terms of the water usage and the accessibility of the property to all SGR members. Upon Pam's death, she plans to leave this garden and Lot to Spyglass Ridge Homeowners Association.

Eileen contacted the City of Grand Junction to ensure that lot 126 is in compliance with the permanent water contract under the name of SGH Company, LLC for use of the city water treatment plant backwash water to be used to irrigate the common area of Spyglass Ridge filing 1 since 2005. (SGH05WTR). The City of Grand Junction confirmed that SGH is in compliance with our "request to be able to irrigate a community flower garden that would be considered as a common area as it pertains to our agreement; the City is fine with you proceeding with your plan."

7:16 Earl/Don Motion to adjourn meeting. All ayes.