

## April 2023 Board Meeting Minutes

- Meeting Called to Order by Don Carlson at 5:33pm.
- Quorum established with Don Carlson, Mike Cleary, Tom Beckwith, Pam Romig, Scott Ryder, and Brent Smith attending. Patrick Fhuere was not able to attend.
- Adopt Agenda for April Meeting – not adopted.
- Approve March 2023 Board Meeting Minutes – motion made by Brent Smith and seconded by Mike Cleary. Motion passed unanimously.

### **Treasurer Report – Mike Cleary**

March 2023 Financials- Only one half of an assessment has not been paid. All other assessments have been paid. Nothing unusual in Payroll. Few minor expenses. Common Area included Landscape Contract and an irrigation repair. We did need to pay a 2022 preparation fee from Dalby for taxes. Reserves paid for the installation of the irrigation isolation valves approved by Board previously.

The QuickBooks Module transition from Desktop was made last month and Jenn spent a lot of time getting this ready for Financials. She did a great job!

### **Committee Reports:**

- **ACC Committee – Tom Harkin**

- Concrete replacement requested on one lot, but many others have not been sent to ACC for approval.
- One new house plan was submitted.
- One fence is being put up with no application – Lot #151. Fence application requires a fee per City. Also, a Repair and Upgrade form needs to be submitted for a not known lot number.
- Many homeowners are making repairs on the outside of the home and not submitting the proper paperwork to notify ACC that this work will be made. ACC recommend that we send letters to the lots that are doing this work so that (Article 4, Section 2) ACC Control Policy is notified. If a change is being made visibly in the front area of the lot, then an ACC form should be submitted.

Pam Romig made the motion that we send letters to the lot owners that are not in compliance with the HOA rules and seconded by Tom Beckwith. Motion passed unanimously.

- **Landscape Committee Report – Pam**

- Pine Tree Scale and other tree diseases for HOA trees – Discussion on treatments made by Alpine Tree – Scott Ryder made the motion, and Tom Beckwith seconded the motion. Motion passed unanimously.
- Japanese Beetle infestation in Mesa County – want to treat the irrigated turf areas 5 miles from the Hot Zone. We will have a trap to check every two weeks to see if we have any beetles in this area. We will find out the cost to treat and report back in May.

- **President Report – Don Carlson**

- Lot 35 Hillside erosion control – this is the HOA owned property above the lot. Tom and Don walked this area with Antonio Gallegos so that we could get a bid. Don made a scope of work. There are 4 areas of erosion and a minimum of 3 water wattles will be installed in each of the valleys, and will be dug into the hillside, with riprap on the high side on the water wattle to disperse the water flowing downhill. This will all have to be done by hand due to the steepness of the hillside. The owner will also install water wattles on his side of the property. Total cost approved by HOA is \$2430. Pam Romig made a motion to approve, and Tom Beckwith seconded. The motion passed unanimously.

- There has been a trash complaint about the Tyvek on a home being built that is blowing around the neighborhood, Lot #184/185. Jenn has been contacting the owner to let them know of the problem. They prefer that we contact the contractor, but it is the owner's responsibility. We also have received complaints about the building not being completed. We need to send a letter to the owner that they need to comply within 30 days. Motion made by Don Carlson and seconded by Tom Beckwith. The motion passed unanimously. The letter will also include the construction delay and that the house should have been completed in one year.
- Pool cover is not in yet! The west wall is deteriorating, and we are getting a U shape reinforcement made. At some point we will need to repair the liner. Waiting for bids from Watermark.

#### **Other Business-**

- A question on the Landscape Escrow account, our QuickBooks consultant has asked about this? The account is overstated due to foreclosures and no landscape inspections in 2015, 2017, 2018, 2019 for 12 homes. The HOA Manager has consulted an attorney on the matter for a legal perspective. Discussions ensued by the board to resolve. Motion by Scott Ryder and seconded by Tom Beckwith to move the overstated monies to the Operating account. At the end of the year 2023 if there is an excess in the Operating account the excess will be moved to the Reserve account. Motion passed unanimously. Also, a motion was made to sweep landscape escrow account interest into the Operating account at the end of each year, thereby making a resolution in the administrative structure by Pam Romig. Motion was seconded by Scott Ryder. Motion was approved, with Tom Beckwith opposed.
- Moisture under RCC
  - We have void and positive pressure so far. Moisture is accumulating, but we could help by putting down poly to seal the crawl space. We also should put a vent in with a fan to help the moisture escape. A problem also is that the soils outside around the foundation have expanded and are higher than they should be. We do have adequate drainage for the roof. We will get bids for the fans and vents (stucco person) to make a decision. Bid for the poly is \$1,250 from EnergyPro. Pam Romig made the motion to approve the bid for the poly, and Mike Cleary seconded the motion. Motion was approved. We will approve the fan and ventilation by email once we have the costs.
- Lot 4 – many neighbors have complained about the weeds on this lot and we agreed that we should send a letter asking them to remedy their problem.
- Lot 84 – children are riding their one-wheel motorized vehicles on our trails.