

Annual Meeting
March 30, 2019

Call to Order

The meeting at Covenant Presbyterian Church, was called to order by Secretary, Judy Kelly at 2:05 P.M. With 12 owners in attendance and 2 signed Proxy forms the necessary quorum of 5 members was established by HOA property manager, Tonya McFarland.

Welcome

There was a brief introduction of the Board of Directors: Steven Grandona – President was not able to attend, Judy Kelley – Secretary, and Dave Wallen – Member-at-Large. Members were invited to volunteer on the Board, no one expressed interest.

Agenda:

2018 Completed Projects: The roof on building 260 was completed. The parking lot repair and striping was completed, and two siding damage issues were repaired.

Exterior Building Maintenance Needs: Many of the buildings need new siding. Some of the buildings do not have a layer of sheathing which may need to be added when re-siding dependent on the City of Grand Junction building requirements when the HOA is able to start this project, this would increase the cost of the project and should be planned for.

In addition, there are some foundation issues which will require additional research from a structural engineer.

Landscaping, Water Usage and Xeriscaping: Many owners expressed concern regarding the condition of the landscaping and the quality of work from Great Western Reclamation dba Bookcliff Lawns. It was felt he did not do a thorough job, leaving trash, not dealing with twigs and branches, and there are still leaves from last Fall.

Randy Stringer with Fusion Property Management presented bids from Great Western Reclamation and (need to verify company name) Randy explained the importance of requiring insurance from the contractor which is why many were ruled out. Further discussion, from an owner who suggested that changing contractors is not always effective as you have to start the learning process over whereas if you continue to work with the same contractor, they can be educated on the HOA's expectations.

Discussion also included going back out for bid. Randy expressed concern of finding someone as the season is upon us and many landscapers are hard to get a hold of and their schedules are full. Randy stated, he would follow-up on the contracts work regularly and ensure they are meeting their contract.

A motion was made and seconded to remain with Great Western Reclamation, the motion passed.

Xeriscaping was presented as an option to reduce the costs of water and landscaping which would ultimately allow funds to be directed to buildings. The owners were not in favor at this time.

Treasure Report and Budget: The Treasures report was not present as the meeting was already long. The budget with the options of the dues increase to \$180.00 and the Roof Assessment increase to

\$250.00 were discussed. The \$250.00 special assessment was passed for 2019 however the monthly dues increase was not as it was felt this was not effectively represented on the absentee ballot.

Additional, discussion included the need for the increases due to the building needs as well as the completion of roofs are exceeding the \$10,000.00.

The Meeting was adjourned at 3:52 P.M.