

2019 ANNUAL MEETING MINUTES

Red Tail Ridge Homeowners Association

November 14, 2019 | 5:32 p.m. at 640 Belford Ave | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Laurie Allen

Gary Parrott
Leonard Pisciotta
Shirley Moran
Michelle Moran

Notice of Quorum Achieved

With nine proxies received and six Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Laurie Allen was introduced as one of the Assistant HOA Managers. Gary Parrott introduced himself as the President, Leonard Pisciotta introduced himself as the Vice-President, Shirley Moran introduced herself as the Treasurer, and Michelle Moran introduced herself as the Secretary.

Approval of Previous Years' Minutes

Mark Shoberg called for a motion to approve the 2019 Annual Meeting Minutes.

Motion: Leonard Pisciotta

Second: Lori Parrott

The approval of the minutes was passed unanimously.

Discussion Projects

Mark Shoberg opened discussion by letting all present know that the city has given the ok to rock the detention ponds. Currently the bid is under \$16 grand. This will include rocking the bottoms and all the way up to the sides with an edge curbing installed around them. There will still be a minimal amount of vegetation left. VP Leonard Pisciotta motions to not move forward with the detention pond proposal until we have in writing from the City of GJ that they are approving the detention ponds to be rocked. The board would also like to have the

bid with several different rock sizes the extra cost of chemicals for the treatments and maintenance around the pond areas. The Board will then have an executive board of directors meeting to either approve or not.

With the early cold snap there were several homes that reported issues with water freezing and breaking on their irrigation systems. The HOA is responsible for the delivery of the irrigation to each property, once irrigation is delivered to the property it then becomes homeowner responsibility. The HOA will need to be ready for the spring and expect delays at the beginning of the irrigation season in 2020 to repair the lines that may have been damaged do to the early cold snap.

It was discussed that the HOA will shut irrigation water down completely at our head gate so as to avoid this issue in the future.

Old Business

Our delinquencies are very minimal for the majority all homeowners are in good standing. It was discussed to look into placing liens and possible foreclosure for those in noncompliance with their dues and properties. It was discussed that just because the snow falls and cover the grounds this does not mean we can stop the upkeep of our grounds. Let's continue to have a beautiful place to come home to.

Budget

Mark Shoberg opened discussion on the Annual Budget. Several homeowners are very happy with the proposed budget as is however as explained by our VP Leonard Pisciotta. This upcoming year we will have the expense of the detention ponds; the expense of the unforeseen freeze/breaks in the irrigation lines and instead of depleting our reserves, Leonard suggested there should have a 25% increase in dues. It was motioned to have dues go from \$32.00 monthly to \$40.00 monthly beginning January 1,2020.

Since members sent in their proxies to approve the budget at \$32 per month, there was a motion and second to not move forward on maintaining the current monthly dues; meaning, those present voted down the proxies of those who did not attend the meeting.

Motion 1 by Leonard Pisciotta.

Motion 2 by Michelle Moran. Motion passed with only one nay vote.

With the motion dead to keep dues the same, there were motions to increase the budget in 2020.

Motioned by Leonard Pisciotta and **2nd** by Michelle Moran, in favor 5 yes 1 nay the new proposed budget with the monthly due increases passes.

Elections

As all elected members of the community have agreed to continue to serve on the board of directors for the 2020 year. The board has also recognized to have Cassandra Kegley serve on the 2020 Board of Directors.

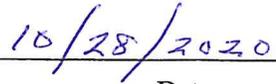
Motion: Leonard Pisciotta **2nd** Gary Parrot. Vote was unanimous.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. The 2019/2020 Annual Meeting was adjourned at 6:10 p.m.



Signature



Date