

The Homestead in Grand Junction
Annual Meeting
January 25, 2020

10 Owners Present and 7 proxies were received
Also present – new Property Manager – Tracy Heritage

Meeting called to order at 12:06 p.m.

Item: Approval of minutes from 2019 Annual Meeting on January 26, 2019

Lloyd Hunley moved to accept the minutes without being read, seconded by Jeremy Fechner. All in favor with no nays.

Item: Board Members

No one recommended from proxies to run for the board

Jeremy Fechner (unit 311) volunteered to run for the board, his nomination was recommended by multiple owners and approved by all

Randy Tuell (unit 422) volunteered to run for the board, his nomination was recommended by multiple owners and approved by all

Nancy Laramie (231) – prior board member, nomination was recommended by multiple owners and approved by all
Tammy Parece (312) – prior board member, nomination was recommended by multiple owners and approved by all

Officer positions will be decided at the board meeting on Sunday, February 23.

Item: Introduction of our new property manager

Tracy Heritage with Western Slope HOA Management.

Item: Review of 2019 income and expenditures. Repairs to pool were discussed, along with water infiltration into building 7. Question was raised on the \$8,118 excess over expenditures and if that money would be transferred to reserves. Noted that some bills from 2019 were not yet received – particularly the bill for tree removal around the pool. Excess monies will not be transferred at this time. Decision will be made by the board at the next board meeting at which point that any unpaid 2019 bills (we believe it is only the tree bill) should be received.

Item: 2020 Financial Budget

Discussions about pool membership in the budget – one rate for owners, one rate for tenants. Property manager will review CC&Rs and Colorado law on the ability to charge two rates.

Question was raised if the sidewalk repairs noted in the 2020 budget include tree removal as several damaged sidewalks are from tree roots and when repaired, these trees should be removed. That cost is not included in budget.

Lawn care – we are waiting for bids for lawn care. We will not be using US Lawns again this year. We have one bid, in excess of \$25,000. Property Manager advised additional bids are due by February 15. Also advised that the rate we have had for the past 3 years, approximately \$13,000 is insufficient to cover the scope of work required for our association, but should come in a less than our \$25K bid. Once bids are in the budget will be adjusted.

December 31 vandalism of entrance sign was discussed. Cost to replace sign with like kind and quality was received for \$776. However, board offered a second option – a more permanent sign – a monument. All members agreed it is an option and board will obtain an estimate. All members agreed that the board should make the decision once additional bid is received. The board noted that the placards used for our original sign are no longer available.

Xeriscaping was raised by several owners. Several longtime residents noted that xeriscaping was an option considered by the board in the past to help lower lawn care costs and water bills. The board provided pictures of areas around building 3 that have been a problem due to low water pressure and thus, inability to grow grass. Our

prior lawn company advised that we needed to add more zones to our irrigation system. Owners present agreed that cost to xeriscape entire complex at one time was too excessive but we should do one building at a time. Owners present agreed that we should start with building 3 since we have an irrigation problem and it is the 1st building seen coming in the main entrance. Owners acknowledged that xeriscaping will be an upfront cost and we will not notice a cost savings in lawn maintenance and water immediately. Price quotes will be obtained (and a consideration to help reduce costs is for members to assist with rocking once irrigation system has been eliminated from lawn areas). Bushes and flowers nearest to the building will be left in place, so some irrigation will still be required.

A copy of an email received from two owners on January 22 (by our property manager) was provided to all owners present. Owners who sent the email were not present. The email proposed two CC&R changes in restricting board decision making power to the extent that all owners must vote on expenditures, and maintenance and repair issues. This proposal was discussed at length and it was pointed out that an attorney must be retained to make any changes to CC&Rs. No owner present agreed that it was a change that should be made.

It was also noted that we have damage to the irrigation pipes that come from the water closet on building 5. These PVC pipes are outside the building and exposed to the weather. This is the second time in 3 years that they needed to be replaced. Other options for this repair will be explored and discussed by the board at the next meeting.

Multiple owners raised the issue that they feel monthly dues are insufficient to cover expenditures, especially in light of the additional items raised by owners at this meeting. All owners present acknowledged that a monthly increase is needed to help avoid a special assessment and to help add monies to our reserves for large expenditures that will be faced in the near future – specifically road and parking area repairs (asphalt) and roofs.

The 2020 Budget was not approved and tabled for now. In the meantime, a letter will be sent to all owners that the budget was not approved and a new budget will be mailed to owners in the near future. Once budget is redone (anticipated after the next board meeting), the new budget will be mailed with a note if no objections are received within a 30 day period of time, the budget will be considered approved.

Item – Other items of concern

Parking – extensive conversation was held with regards to parking issues and our new parking passes. Parking passes have helped with most of the parking issues along Thunder Mountain Drive – with exceptions here and there. The major parking issue is along the garages on the east side of the complex. Vehicles belonging to other associations dominate the parking spaces, block resident's cars, and have caused damage to resident vehicles. Why did we implement when we are doing nothing to correct? Passes were implemented by recommendation of our prior property manager but then they refused to endorse once we implemented. A board member noted that the towing company advised that they cannot get into the area to tow vehicles so our only option would be to purchase a "boot" and enforce ourselves.

One resident discussed that he did not receive proper notification of the changes in our parking rules as required in the CC&R. Another resident noted that most of the rules are the same as they have always been with the exception of the passes. Passes were implemented to help identify vehicles belong to our residents, to correct a situation we were having with tenant parties every weekend, with vehicles double parking for several hours at a time, and unidentified vehicles in resident spaces for days without moving). A board member noted another new item was a reminder of Mesa County zoning requirements: disabled vehicles and vehicles without current license plates are not allowed on residential property.

With no other issues raised, a motion was made and seconded by many owners for adjournment at 1:51 p.m.