

Ocotber, 2020

Homestead Homeowner Association

Board of Directors:

Trent, Codi, Cj, Curt, Lois

In attendance was Tracey Heritage from Western Slope HOA Management, LLC.

Held on October 5 , 2020. The Following items were discussed:

Approved the minutes of 08/03/2020

Old business

Power washing

Power wasing was well done. Consider Baker again for next power washing.

Sidewalks

Sidewalks were done really well and in a timely manner.

Sign

There are two cracks in the sign. Sign Company won't repair for free. Claims it's from the sign settling. Curt is going to look at getting a second opinion on whether that's true.

Trash

In March of 2021 the HOA will be switching to Rocky Mountain Sanitation. It looks to be about \$1,200 cheaper for the same job. Motion passed.

New Business

Parking issues

Have measured the boundary line and found the Sundance parking sign is on Homestead property. Will need to be removed. Curt mentioned, Trent second. Motion passed.

Board will consider repainting parking lines in the spring.

Painting:

John from sunshine painting said that the metal trim on the buildings should not be painted but rather replaced since they are peeling and worn down. If just the wood was to be painted it could make the paint job much cheaper than appraised.

Still getting pricing. Also need to find out how much longer we have until painting can no longer be done this season.

Some wood siding need to be repaired or replaced on some buildings

Building 6 metal fascia is falling off

Get bid on metal fascia and siding repair. Trent is going to look for that.

Lawn Services

At the annual meeting, other lawn service bid will be considered. The current contract of lawn care will end in November.

Have Bookcliff clean gutters on garages

Annual meeting

The annual meeting is scheduled for 1/23/2021

Zoom was considered to be used and/or location to be determined.

Projects for 2021

Lawn services to be replaced. Find out cause of sprinkler problems.

Look at adding or replacing gutters on garages.

Other business

Thunder Mountain drive sign needs to be reinforced or replanted because it is loose.

Financial Report

Past due accounts may face the threat of having their water shut off if not paid and brought up to date. Some lenience will be given because of the COVID-19 pandemic.

Send letters to those accounts who are past due. Tracey will be doing that.

A letter will be sent to Jeremy and Bonnie to let them know their issue of the roots will be addressed.

CJ will coordinate a time to meet with them to take a look at their concern.

Next meeting is scheduled for December 7th 4:30 at 360 insurance.