

The Homestead in Grand Junction HOA

C/O Western Slope HOA Management, LLC

P O Box 153

Mack, CO 81525-0153

(970) 778-6149

tracey@westernslopehoa.com

Minutes of the 12/07/20 Board of Directors Meeting

Curt Rahm called the meeting to order at 4:40pm. In attendance were Curt, CJ Nelson, Lois Geist and Tracey Heritage.

President Trent Weizsbrod and Secretary Codi Garcia were absent.

Old Business:

Curt said he had 2 bids for landscaping 2021, 1 from Precision Lawn and he was waiting for the bid from Aztec. Tracey offered a request from Liquigreen to be considered and Curt took that information.

It was reported that the contractor Trent had contacted to replace the aluminum/metal siding throughout the buildings never showed up at the appointed time. The Board is wanting to replace the powder-coated trims as painting them no longer holds. Sunshine Painting also will offer much lower pricing to not have to paint these at the peaks of the buildings. If they paint the wood siding only, the cost will be \$ 1,830.00 per building instead of \$ 5,840.00 for painting everything. It has been determined that the powder coating is worn out and will not hold fresh paint. Almost every building shows wear at the metal trims. The contractor also was going to look at damaged siding for bids to repair. Curt will talk to Trent and see what other options we might have with other contractors.

Curt collected a bid for heat taping the gutters and he will have them go ahead. It was asked if the contractor could clean them at the same time, and Curt will ask him to or find a handyman with ladders high enough. DC Gutters bid \$ 2,390.00 for all of the north-facing gutters.

We are still planning to have Bud's Signs look at the deterioration of our new sign for their opinion if that is acceptable. Electricity for an accent light is available and that also will be looked into.

There is still interest in placing gutters on all of the garages.

New Business:

Snow removal was discussed. It is normally a part of the landscaper contract, but that was overlooked this year. CJ said Homestead got ripped off last year because they would come out with every skiff of snow and it was very expensive. Any contract we enter in to should state to only shovel with 2" or more of accumulation. Volunteer homeowners shoveled the sidewalks after the October storm. Curt will check with the person his office uses to see if they would be available for heavier snows.

Tracey said many homeowners would like their dryer vents cleared. Tracey was tasked with collecting a bid. The dryer vents have not been done in awhile.

In addition to the garage gutters, it was noted that the garage trim boards need painted. Money from the Garage Reserve should be used for garage R & M.

CJ thought the lattice at the pool needs to be replaced and there are several projects to consider for 2021. She also thought at least 4 buildings should be painted in 2021 to return Homestead to a regular schedule.

It was determined an in-person meeting would be very unsafe and probably not allowed with current Covid-19 Restrictions. It was decided we would hold the meeting via mail. Owners will be sent all information normally presented at the Annual Meeting and they will be able to vote by Proxy and Ballot. Tracey & CJ will finalize the 2021 Budget upon acceptance of the many items currently out to bid. Tracey will check the governing documents for the acceptable protocols.

Lois Geist stated that she will be resigning from the Board of Director effective 12/31/2020.

The meeting was adjourned at approx. 5:30 pm.

Respectfully submitted in the absence of the Secretary,
Tracey Heritage
Manager