

## The Homestead in Grand Junction HOA Minutes of the Board Meeting held 10/25/21

The meeting was called to order at 4:00 pm.

In attendance were Trent Weizbrod, CJ Nelson, Curt Rahm and Manager Tracey Heritage.

An invoice for the water damage repairs at 611 and 612 was reviewed. The expense was deemed to be unreasonably high. We have similar damages to be completed at 412 and 422. Curt will ask his insurance adjustor to give us an estimate of repairs for those units. We will use the estimate to negotiate with the contractor of 611 and 612. Tracey was asked to pay ½ of the invoiced amount.

The Building repairs are continuing. Juan's Gutter and Repairs is working his team through the complex and doing all repairs needed at each building. The repairs include replacing the metal trims at the roofs, repairing decks, siding, wood trims and any other necessary repairs. He will also make sure all gutters are cleared. Juan is also repairing garages at a time and material rate. He is replacing garage door frames that were damaged by water (garage gutters were newly installed this Spring).

Curt noted that we need to advise all Owners to repair or replace garage door panels if they are damaged or dented. The garage doors are Owner responsibility and there are too many that are in poor condition and an eyesore. This will also be addressed at the Annual Meeting.

Realtor signs are to be placed in the windows only, not on the grounds. There should be no grills on the decks per the CC&Rs. People have been melting the siding by not having enough distance between the exterior of the unit and the grill. Holly has been working to repair the wooden sign at the Homestead entrance and it was agreed that it looks much better with the crack filled in.

Christi Flynn has volunteered to join the Board of Directors. She will be appointed by the current Board until the formal election in January.

Tracey thought that the power washing of the buildings was a huge expense (\$7,200.00) that might be re-evaluated. Curt offered that he was advised by a contractor that siding should not be regularly power washed. CJ thought it was done because it always has and people expect it. The spider webs that accumulate by the lighting could be swept off by the Owners. Tracey has asked the Pest Control contractor to spray around the lighting to discourage insects. The washing could be reduced to every other year at the least. Three buildings could be fully painted with the same cost of power washing seven.

A priority for next year would be to open the swimming pool. CJ noted that it will be difficult to keep it clean due to the ongoing construction projects surrounding Homestead. The boiler in

the pool room will probably need replaced, and the fencing needs to be upgraded (where there is a chain closing one gate and the inability to exit the pool area at the other gate). Tracey had asked for bids from 2 fence companies, but both bids were too high. A general handyman should be contacted for estimates. Trent will shut off the water/gas at the pool, but it will still need winterized. Curt will delegate that to be done. At this point in time, with estimates received last year for swimming pool maintenance, the consensus was that we will not charge the Owners an extra fee to use the pool (no passes necessary). How to limit the pool use to Homestead residents and guests will need to be considered. Estimates for the maintenance, boiler repair and fence work will need to be gathered for the 2022 Operating Budget.

The parking situation seems to have improved with the new passes and enforcement. The group agreed that strict enforcement must be continued. The towing company is contracted to work independently to remove illegally parked cars. The Owners are also able to call them to report violators.

Other general items for next year's budget will be to paint the 300 and 400 Buildings and to repaint the parking lines. The water situation at the 200 building (drainage) has been undertaken by the contractor building next to Homestead. They will incorporate our drainage into theirs.

The Board agreed to extend an offer for TLC to continue as our landscaper for 2022. An increase of \$50.00 per month was approved for Western Slope HOA Management for 2022.

The Annual Meeting was set for January 22 or 29, 2022 at Noon (depending on meeting space availability). Tracey will contact WCCA to make a reservation.

The meeting was adjourned at 4:48 pm.

Respectfully Submitted in the absence of a Secretary,  
*Tracey Heritage, Manager*