

Wedding Canyon Estates II Owners Association Board Meeting Notes

Date/Time: Monday, March 21, 2022, at 1:15pm

Meeting Adjournment: 3:45pm

Location: 1810 Double Ring Court, Grand Junction, CO 81507

A. Roll Call

- Kniffy Hamilton
- Greg McCarty
- William Bauman
- Julia Montgomery

A. 2022 member meeting minutes updates. Add to notes:

Membership agreed that BOD (board of directors) should also be the DRC (design review committee) for the initial term of the HOA as it gets operationalized.

B. ARC form submissions. One form submitted this month and responded to by the Board.

C. Budget

- **Budget report**
 - Approved formal official budget. Greg motioned; Will seconded.
 - Per CCR 4.6, a formal copy of the approved budget is to be sent to all members.
- **Reserve study special assessment approved.** This is for unforeseen and foreseen budgetary items. A special assessment of \$1000 per Lot was agreed by the board to fund the reserve. Currently there is no money in the budget for unexpected or unforeseen costs. Will motioned; Kniffy seconded. Julia to ask Bray to process \$1000 special assessment to membership for April 1 billing cycle.
- **Financial administration.** The investments policy says a pro money manager is required but that Board also can make changes when reasonable. Board agrees to

adopt a no pro money manager and keep funds in money market account or similar due to the small size of the community.

D. Bray HOA Management retrospective

- Account setup and operations discussed. Board named Julia as the primary contact for Bray unless it's budget data, then it's Greg.

Common area request. Moved to executive session.

Policies

- The board deferred a proposed policy extension to the dues collection regarding returned personal checks.
- Board agreed to update the dues collection policy to adjust due dates to be Jan 1, April 1, July 1, Oct 1. Julia motioned; Greg seconded.
- In the ccr policy, in the 2nd violation section, the Board approved a change to add Bray to 2nd violation confirmation process.
- In meeting policy, a reference to the public was removed to avoid confusion and violations were added to the list of topics discussed in executive sessions.

Executive session. The board discussed violations and legal topics.