

The Homestead in Grand Junction HOA Annual Meeting

Date of Meeting – January 26, 2019

Time of Meeting – 12 noon

Place of Meeting – Western Colorado Contractors Association, Patterson Road, Grand Junction CO 81505

Call meeting to order at 12:08 p.m.

Quorum was present. 15 members in attendance and 7 proxies held by members in attendance.

Introduction of the Board of Directors

Approval of Minutes of Annual Meeting from 2018, motioned and seconded for approval. All present voted in favor of approval.

Election of new Board Members

Jeremy Fechner (Unit 311) volunteered to serve on the Board. Motioned and seconded. All present voted in favor. Welcome to Jeremy as a new Board Member.

Discussion of the following items with membership:

1. 2018 Financial Reports – reviewed by CJ Nelson
Total reserves \$37,935 as of January 2019
Insurance Financial Line – shows under budget, but billing was changed from monthly to quarterly when the HOA switched property managers
2. 2019 Financial Budget
Budget reviewed by CJ. HOA monthly for condo units being raised to \$160 (\$2 per unit).

Vote on acceptance of 2019 budget – motioned and seconded. 4 approve only with the 50% pool membership approval. Motion was made to change the wording on the 50% pool membership requirement as long as the board takes into consideration and this percentage can be adjusted to a lower percentage (opening less than 50%).

With the provision that the Board will consider opening the pool with less than 50% membership with approval of the proposed 2019 budget. The Board will reconsider the membership system, possibility taking a little bit more (increase the general monthly per unit fee) and have a lower pool membership fee. With this condition, the budget for 2019 was approved.

Other items of concern

Extensive conversation about the pool and membership.

Pool is in need of extensive repairs and more information is coming in the near future.

Icy sidewalks – we can buy snowmelt/sand and make it available in strategic locations throughout the complex.

Building Painting – one this year, suggested to do 2. Sunshine Painting, a painting contractor, choose a 10 year paint.

Oopsie Poosie – cancelled as of this month. Board explained why this decision was made.

Handicapped spaces – contact Bray.

Adjournment at 2:05 p.m.