

2018 ANNUAL MEETING MINUTES

Red Tail Ridge Homeowners Association

November 27, 2018 | 5:32 p.m. at 640 Belford Ave | Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Ali White

Gary Parrott
Leonard Pisciotta
Shirley Moran
Michelle Moran

Notice of Quorum Achieved

With eleven proxies received and five Unit Owners present, it was announced that quorum had been achieved.

Introductions

Mark Shoberg introduced himself as the HOA Manager for Bray Property Management. Ali White was introduced as one of the Assistant HOA Managers. Gary Parrott introduced himself as the President, Leonard Pisciotta introduced himself as the Vice-President, Shirley Moran introduced herself as the Treasurer, and Michelle Moran introduced herself as the Secretary.

Approval of Previous Years' Minutes

Mark Shoberg called for a motion to approve the 2018 Annual Meeting Minutes.

Motion: Lori Parrott

Second: Shirley Moran

The approval of the minutes was passed unanimously.

Discussion on Upcoming Projects

Mark Shoberg opened discussion by discussing information learned concerning phase three of the Red Tail Ridge subdivision. Approximately six months before the annual meeting, Mark Shoberg reached out to the developer of phase three (Kraig Springer or Nick Brown) asking for them to remove the brush and weeds from the V-pan between the subdivisions. Apparently, the work was never done, despite assurances made.

Resolution: Mark Shoberg will reach out to the developer(s) again and get that brush removed.

Leonard Pisciotta brought up the issue with the water. Red Tail Ridge is built below a natural water table. The water bubbles underneath the concrete and does and will continue to cause road issues in the future.

Another water issue was also brought up by the Vice-President. There is another phase of the subdivision above their section that has first rights to the water (as they are higher on the water table). They would want to know if there is a way to create open communication and contact with the other subdivision. The problem arises when they shut off their water for repair or maintenance and they are not communicating the shut off. This will then affect Red Tail Ridge owners because their pumps will run when no water is coming through.

Resolution: Find a contact person for that subdivision and open communication.

There has also been ongoing discussion among members of the community to clean out their detention pond. Shirley Moran received a quote from their current landscaper (Deep Creek) who said they could clean out the detention area, install a weed barrier, and layer it with rocks for approximately \$30,000. Leonard Pisciotta pointed out an issue that the weed barrier does fail after 2-5 years. At that time, the Association would need to dig up all of the installed rock to redo the project.

Possible Resolution: To protect the Association from any issue of liability, they could install fencing with an access gate around the detention area. According to the Association's CC&Rs, they would need to have almond color vinyl fencing installed around the area. Mark Shoberg mentioned that Valley Wide Fencing has a product that mimics the appearance of wood but it's a vinyl fence. This product supposedly comes with a lifetime maintenance warrantee. Mark Shoberg resolved to look into getting a bid for that product from Valley Wide.

Shirley Moran brought up another issue concerning the developer and the head gate. The developer had cut up the concrete, installed a new head gate, and then placed the concrete to create a makeshift dam on their side of the head gate. It does not appear as if it would be signed off by the City as approved.

Members of the community also voiced their concerns over the large commercial trucks using their roads to get to the new phase(s). Mark Shoberg said he would reach out to the City and ask them to remind the developer(s) to redirect their trucks, but the City "usually does little" to resolve the problem.

Budget

Mark Shoberg opened discussion on the Annual Budget by explaining they have not seen any major changes over the course of the 2018 year. They did not maintain a water break, they had a pretty consistent year.

The drafted budget proposed no raise in assessments. Leonard Pisciotta and Michelle Moran wanted to raise the dues because of the upcoming project with the detention area. Michelle Moran wanted to raise the dues to a flat \$400/year (\$33.34/month). Leonard Pisciotta stated that the Association as a whole agreed to

a steady increase of 4% per year at the beginning of the Association to keep them in good financial health. Such a proposal would raise the dues to \$399.36/year, or \$33.28/month.

Mark Shoberg called for a motion to approve the budget as presented with no increase in dues.

Motion: Lori Parrott

Second: Shirley Moran

With all votes in favor save one, the budget was approved.

Elections

As all elected members of the community were within their term limits, there was no election held.

Adjournment

With no further business to discuss, Mark Shoberg called for a motion to adjourn the meeting. The 2019 Annual Meeting was adjourned at 6:12 p.m.

Signature

Date