

# Red Tail Ridge Homeowners Association

## Annual Meeting Minutes

### November 15, 2017

#### **Board Members Present**

Gary Parrott  
Shirley Moran

#### **Bray Property Management**

Mark Shoberg  
Ali White

#### **1. Call to Order**

The Annual Meeting was called to order at 5:30 pm by Mark Shoberg.

#### **2. Introductions**

Mark Shoberg introduced himself as the new HOA Community Manager. Gary Parrot introduced himself as the Board President and Shirley Moran introduced herself as the Board Treasurer.

#### **3. Approval of the 2018 Budget**

Mark Shoberg presented the 2018 Budget and stated there would be no increase in dues for 2018. With no questions concerning the budget, Mark Shoberg requested a motion to approve the 2018 budget as presented.

**Motioned:** James Watson

**Seconded:** William Taylor

The motioned carried unanimously.

#### **4. Election by Ballot or Proxy**

With proxies received and members present, 14 units were represented and 8 were required to meet quorum. Mark Shoberg stated that quorum had been achieved.

Mark Shoberg announced that an election needed to take place due to the last few attempts at reaching quorum at a meeting was unsuccessful.

Gary Parrot ran for a seat on the Board. With five votes in favor and zero against, the motion was carried.

Michelle Moran ran for a seat on the Board. With five votes in favor and zero against, the motion was carried.

Leonard Pisciotta had requested to be added to the Board. With six votes in favor and zero against, the motion was carried.

Michelle Moran was appointed to the Board by the other members due to no one else volunteering to take her place.

(Per the organizational meeting held immediately following the Annual meeting, Gary Parrott will serve as President, Leonard Pisciotta will serve as Vice-President, Michelle Moran will serve as Secretary, and Shirley Moran will serve as Treasurer.)

With there being no other candidates to vote to the Board, Mark Shoberg called for a motion to close the election.

**Motioned:** Lori Parrott

**Seconded:** James Watson

The motioned carried unanimously.

## **5. New Business**

### **A. Management Costs Increased**

Mark Shoberg explained that the minimum "cost per unit" in the Grand Valley is \$8/unit for management fees.

### **B. Water Drainage Issue**

Gary Parrott wanted to address the detention area on the property. It was explained that, to the east of the subdivision, there is a large detention area that is again filling up with mud. The HOA needs to construct a plan on how to handle the issue with the detention area.

It was further explained that there are VPANs used to strain the flowing irrigation water and they are getting clogged with debris, which results in moisture buildup in the detention area. The HOA has instructed any and all landscaping contract specify the need to clean out the VPAN every week. It is unclear if that is being handled.

### **C. Sprinkler System**

Another irrigation issue that the HOA was wanting to address was whether or not the sprinkler heads or drips are working in their subdivision. They are told that they are, but there are dying trees and shrubs that seem to not get water.

It was resolved to follow up on that in the Spring.

**D. Phase II of Red Tail Ridge**

Gary Parrott stated that they needed to find a way to contact the homeowners/HOA manager of phase II of the subdivision project. There is an issue with their irrigation drainage (also VPANs) that continue to overflow into the street (off of Buena Vista Dr.) and into some of Red Tail Ridge's backyards.

Red Tail Ridge had had communication with the developer(s) who were building out phase II. However, when the market crashed in 2008, those developers went out of business and Red Tail Ridge's homeowners lost contact with the owners of the lots.

Resolution: to research using public records who owns the lots and see if we could come to an agreement on how to handle the flooding.

**8. Adjournment**

There being no further business, the Annual Meeting for 2018 was called to adjourn.

**Motioned:** James Watson

**Seconded:** Lori Parrott

 James Watson RTR-HOA  
**Signature**

11/27/2018  
**Date**

