

## Minutes of the January 22, 2022 Homestead Annual Meeting

The meeting was called to order at 12:00 noon by Vice President Curt Rahm.

12 Condos were represented by in-person Owners and 13 Condos were represented by Proxy. This was a 45% representation which exceeded the required 20% and a Quorum was established. The in-person attendees introduced themselves. Curt Rahm and CJ Nelson (Treasurer) were introduced as Board Members. Tracey Heritage of Western Slope HOA Management was also in attendance. President Trent Weizsbrod had family commitments and could not attend,

There were no 2021 Annual Meeting Minutes as no meeting was held due to the Covid Pandemic.

Curt briefly reviewed what was accomplished in 2021. The trash contract was changed, the parking permits were issued, the rotted garage trims are being replaced, several dead trees were removed, the 300 and 400 buildings were painted, the white metallic trim at the top pitch of the buildings is being replaced, the contractor is working through all of the Homestead buildings to replace siding and deck material as needed. This work is on-going and will continue when the weather allows. The contractor has had some difficulty obtaining siding materials and wood but will persevere.

The 2022 Proposed Budget was presented. A question was made as to how we were able to spend so much more in building maintenance in 2021 and not be short of funds. It was explained that surplus money from previous year(s) was available. The dues were increased in 2021 in anticipation of catching up with projects that had been neglected. The Pool was estimated to cost \$ 5,500.00 but a bid Curt had recently received quoted an all-purpose bid of \$ 12,300.00 (this also includes \$4,000 for seating, tables and umbrellas). Curt suggested that we might need to charge for pool use, but he wanted more input from the Owners. The budget was accepted as it was presented, with notation that Pool Passes or Reserve Funds would be used as necessary for critical expenses not covered in the budget.

Curt nominated Christi Flynn to the Board of Directors. Christi accepted and was unanimously voted in by the members present.

### General Discussion

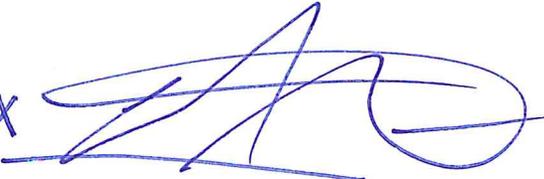
Members claimed that the painting of the 300 Building was not completed, and an interior paint appears to have been used. They thought Sunshine contracted the job out to painters who were not diligent to provide a quality job. Tracey agreed to call Sunshine Painting but had hoped this would have been expressed sooner after the work was done. Complaints were made about the contractors leaving materials (wood, sawhorses, siding) around for long periods of time. They should be hauled away or stored carefully in a designated area. Curt will contact the Contractor. A unit Owner would like a new tree or shrub placed where a dead tree was removed at the 600 building. The removed tree provided the Owner with great privacy that is no longer there. An Owner commented that the lighting in the complex should be overseen and made consistent, as a once-a-month walk-through to replace burned out bulbs. An Owner suggested planting zucchini or pumpkins in the lot area by the entrance sign. A Board member said in the past they tried to do that, but squash bugs and kids smashing the pumpkins made it a mess and a nuisance. Bonnie brought a color presentation of the lawn condition at the 300 Building that has been a problem for 4 years. The members there put it to a vote, and it was agreed that the areas without grass would be xeriscaped with rock. The sprinkler heads will be capped off, a heavy barrier placed and decorative rock (to match the river rock currently at some places in the complex) will

be installed along Temple Way and Thunder Mountain Drive. Members present thought this should help with water expense, neaten the appearance, and avoid the liability of having pedestrians slip in the mud. Xeriscaping could eventually be done at more areas at the Homestead. Tracey will call TLC for a bid to do this asap. A Member suggested doggie poop receptacles and bags be placed at high traffic places. The issue of snow removal was raised, and some members thought the Homestead should pay for it. A Board member pointed out that the expense could be a lot, and it had previously been decided that anyone willing and able should pitch in and help. There was concern that the new development behind TMD (200 Bldg., etc.) is too close to Homestead. Curt said the contractor was being very generous as our sidewalks there actually encroach on their property and they are not requiring us to move them. Copper Creek has also assisted with our drainage problem at the 200 building by combining our system into their larger one in that area.

Curt suggested that we solicit a resident owner from each of the 7 condominiums to serve on an "Action Committee". As only 1 of our Board Members live at the Homestead, it might help everyone if we had more input from those living there. They could also monitor activities and report to the Board for actions or suggested changes. This group would also be helpful for making decisions about the Association (such as the Pool). The Committee could meet monthly or quarterly, or as they see fit. Tracey will send an inquiry for volunteers with these Minutes. The Members present thought this would be an excellent idea.

There being no further business, the meeting was adjourned at 1:45 pm.

Respectfully submitted in the absence of a secretary,  
Tracey Heritage, Manager

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