

**VALLEY MEADOWS NORTH
GENERAL HOA MEETING Notes
September 18, 2019**

7:00 – 8:00 PM

HOA members Present:

Cindy Haas
Rich & Cathy Hulse
Shawn & Melinda Henderson
Tony & Nancy Mast
Elena Lhotka
Wyn Headdy
Bob Griffith
Lori Wilson
Craig & Megan Powell
Dave & Melanie Storter
Kristen Korver

HOA members by Proxy:

Marty & Dee Essman
Tyler & Carolee Hawkins
JC & Suzi Marean
Mike & Barb Trowbridge

The meeting was called to order 7:16 PM

- 1) Introduction of Homeowners
- 2) Review of financial statements for 2019
- 3) Discussion of Irrigation System – discussed one break in the common area. Homeowners stepped up to dig the hole to find the break, ultimately saving the HOA money.

Vault needs to be cleaned after end of irrigation season. This should occur every couple of years. Cost is approximately \$800.00. This was put into the 2020 budget proposal.

Volunteers still needed through out year – Spring ditch cleanup, Clean pump house filters, dig holes when breaks occur and clean grate during months of April & August.

- 4) Budget for 2020 was discussed which in turn led to a discussion of bringing on a 3rd party management company to help bring HOA into compliance with current Colorado State HOA laws.

After a very lengthy and productive discussion it was agreed to, that for the best interest of the Valley Meadows North homeowners we should contract with Bray to help bring our HOA into compliance with current state laws.

As an HOA, the board will still have control over decisions regarding the irrigation system. If repairs need to be made, the most cost effective resources will be used. Homeowners will need to step up and volunteer for this to happen!

- 5) Increase of dues was proposed to pay for the Bray Management proposal. Yearly HOA dues would increase from \$275.00 to \$425.00
- 6) The required number of homeowners and proxies need to form a quorum was not met. Another meeting was proposed to discuss the Bray Management proposal further as well as to elect new officers. It was decided that the HOA would have another meeting on September 26, 2019 at 7:00pm and that an email would be sent to notify homeowners of this meeting.
- 7) Meeting adjourned at 8:48pm.