

We apologize that the HOA fee amount was missing in the first letter.
2017 Wine Valley Estates Homeowners Association Minutes

November 30, 2017

I. Call to order

6:40 pm By: HOA President Julie Lovato - Sign-In and Handouts distributed to Homeowners

II. Introduction of the Board

All board members and offices introduced to homeowners that were not at turnover meeting

III. Budget

- a) Budget options A & B given (handouts) and explained: Option A with Bray, Option B without.
- b) Letter of intent from Bray Property relayed
- c) Floor open to homeowners to ask questions.

IV. Discussion of questions raised by homeowners

- a) Cost of landscaping – Contracting Terms. We will be contacting our current landscaper and ask him to submit a new bid, two letters of references and some pictures of his work. We will also reach out to two or three other landscapers and ask them to submit a bid, references & photos. – If homeowners would like to refer a landscaper please send us an email with the companies contact information and we will contact them.
- b) Small parcel near park
- c) Options for property management
- d) Services offered by Bray vs self-management

V. Selection of budget

- a) Voted on budget - Approved by quorum of 16: Budget A was voted on with Bray Management Services.

VI. Other Business

- a) Terms of office – Voted – 1yr terms.
- b) Trustee positions on board two positions filled by Kat and Kris M appointed.
- c) Contact with Homeowner options (Email, Facebook, Posting in Common area, and Letter)
- d) Posting box for common area – Approved
- e) Covenants - To be discussed at next meeting. Homeowners that provided an email address will receive a copy of the covenants by email. If you did not provide an email at the last HOA meeting, but would like a copy emailed to you please email Crystal, Julie or any board member requesting a copy to be emailed to you.
- f) P.O. Box for HOA- Approved and will check if non - profit can have at no coast.

g) HOA Dues will begin January 1st 2018 – Send payment to: \$38.10

Wine Valley Estates HOA

P.O. Box 695

Palisade, CO 81526

HOA Payment will have a one-week grace period. Passed 7 days a late fee will be applied to the homeowner's balance of the current payment (amount to be determined). If a payment is sent in and does not clear for NSF. The Homeowner will be charged for the late fees that the HOA account gets charged, in addition to a late fee for not making the payment on time. – More information on this will come in the mail end of January/first of February.

TURN PAGE OVER

- Once Bray is, setup with our HOA, Payment will be sent to them by: check, money order or online payments can be made.

VII. Financials

- a) Current HOA Account Balance: \$2,157.64
- b) Bills to be paid and Purchases made:
 1. Xcel Energy Service Bill: (Oct – Nov) \$75.00
(Paid by HRWC and will need to be reimbursed from HOA account)
 2. Xcel Energy Security Deposit: \$194.00
 3. Landscape fees for 4 months: \$600.00
 4. Checks for HOA acct: \$19.55
 5. Total: \$888.55;
- c) New Balance: \$2,157.64 – \$888.55 = \$1, 269.09

VIII. Adjourned @ 8:15 pm

To be discussed next meeting:

- a) Covenants
- b) Landscaping Bids

- We will be sending out a second letter with more details once the board meets with Bray Management Services. The Board is scheduled to meet with Bray the second week in January and we will get a letter out to all Homeowners shortly after.
- The February HOA dues can be sent to the HOA P.O. Box should the instructions for Bray not come in time to send them in. HOA Fee of **\$38.10 is due the 1st of each month.**
- **Checks or Money orders can be made to Wine Valley Estates HOA**
Wine Valley Estates HOA
P.O. Box 695
Palisade, CO 81526

You can contact a Board Member by email or by sending a letter to the P.O. Box. The Board will address any inquiries at our meetings or sooner if needed, you can email on or a group email to the board.

Julie Lovato/President – Julielovato1@gmail.com
 Samantha Kornbluth./Vice President – Kornbluth8214@aol.com
 Laura Hutchins/Treasurer – Laurahutchins11@hotmail.com
 Crystal Woolen/Secretary – Coflyheart@gmail.com

THANK YOU ALL AND BEST WISHES FOR THE NEW YEAR!