

Red Rocks Valley Annual HOA Meeting

Tuesday, November 12, 2024, at 7:00 p.m.

Location: Wingate Elementary School

351 S. Camp Rd. Grand Jct. 81507

Meeting Minutes

Call to order - Establish a Quorum: Jennifer Rhamy, President called meeting to order 7:01 p.m.
Affirmation of attendance of quorum (In person and proxies): By Brenda Furnace, Secretary

Welcome and Introductions: Jennifer introduced herself and welcomed all attendees. Each officer did the same. Phil Onofrio, Treasurer absent, Kenneth Dorman ARC Committee and Member at Large, Darren Caldwell ARC committee and Member at Large, and Brenda Furnace, Secretary.

Approval of Previous Minutes: Jennifer called for a motion to approve the 2023 Annual Homeowners Meeting minutes. A motion was made and seconded that the 2023 minutes be approved as submitted. With no objection, the motion passed.

2024 Board Reports

HOA Services Update: Jennifer R. It has now been a year and a half with HOA Services. There have some bumps in the road but nothing worth mentioning. Jennifer asked if the residents present were happy with the turnaround and their responsiveness that you are getting with their services? No complaints voiced.

Contracts: We have contracted with WD Yards again for wash clean-out, weed mitigation and snow removal for 2025. Jennifer R. The previous year we did a pretty thorough estimate process and decided not to repeat the process. This year, WD Yards used a different pre-emergent and responded quickly to reports of breakouts. The wash cleanup was done two times to remove Russian thistle and dead vegetation. When the construction trash goes into the wash, the construction workers clean it out. WD Yards was contracted for snow removal again this year as they were the only ones willing to do the job. They were slightly more but we needed snow removal. We did not have enough snow last year to have it removed so hopefully this year we won't need them either. They have a 2-inch automatic callout which is non-negotiable. If they see it is not accumulating further and/or is melting, they will call us and not come out. We will be paying them upfront for 2025 and not do the monthly billing, which will give us a discount and make it easier for us to manage.

Compliance: Jennifer R. I feel we have had better compliance this year than the year before. Currently, only one person has an unresolved violation. Everybody has been very prompt when weeds are out of control to resolve the situation which is appreciated.

Architectural: Jennifer R. I believe we have been very prompt and more than met our 30-day requirement in approving architectural requests. Everyone has been compliant about submitting requests if they were wanting to do anything taller than 5 feet outside which we appreciate. The

biggest thing we saw this year were people doing a lot of paint on trim and houses. I do expect in the next couple of years we will hear from people needing to redo their stucco.

Development: Darren C. Multiple questions were asked and fielded by Darren regarding construction, timelines, areas to be built out as well as city contracts etc. Darren answered questions based on current status but the bottom line is that construction will be driven by sales. The patio homes will be completed north to south. The next project is extending Boulder Road homes, which will start a new HOA. A new road to South Camp will need to be installed before those are built. The city wants to put sidewalks on the north side of South Camp but that will be their responsibility, not ours. There is no timeline for developing the field behind Red Point Road.

Welcoming Committee: Jennifer R. I am finding that when people move in they really don't want to host a bunch of ladies right away. We have had people ask us to wait 5 months before they felt comfortable to have us over. It defeats the purpose that we want people to feel welcome right away and provide useful information. I propose that as soon as someone moves in, we drop off the packet with all this information then just say we'll come back and visit you when you want us to come. We would like to have some new people on the committee as I am dropping off. You can contact either Brenda or myself if you are interested.

Newsletter: Brenda F. The next edition will most likely go out in January of 2025. I am open to any suggestions or recommendations and will keep providing lots of variety. Keep the suggestions coming in and let me know if there is any topic of interest you would like for me to provide.

Financials: Jennifer R. Gave report in Phil O.'s absence. Jennifer summarized the end-of-year financial projections for the 2024 Operating Budget and the 2025 Operating Budget. She provided information about the Reserve funds including a breakout of the cul-de-sac reserves. We are currently waiting on the Reserve Study, which should be completed in December, to see if we have met the needs of the reserves for the cul-de-sacs streets and other elements. When the reserve study is in, the board will review the findings and make a determination if the quarterly assessments need any adjustments. Budget may be found on the HOA RRV portal. A question was asked why the budget reflected a higher amount than spent YTD in 2024 on landscaping/maintenance. Jennifer explained that there were outstanding bills and unexpected expenses like the solar lights that made the amount budgeted reasonable, if not a little low.

Ratify 2025 Budget: Jennifer R. After responding to questions, Jennifer requested ratification of the budget. With no objections, the 2025 was ratified.

Governing Documents: Jennifer R. Trying to make changes and then get 2/3's of the HOA's vote is too overwhelming and costly for a large overhaul. If there is an issue that needs to be addressed, please bring it to the board. We have made waivers for vinyl fences and alarm company signs but turned down waivers for no trespassing signs.

Election: Brenda Furnace, Secretary and Ken Dorman, Member At Large are rotating off the board. We have one applicant for the Board, Sharon Blackburn. With no objections, Sharon was elected to the 2025 board by acclamation. Jennifer reminded the group that the HOA must have a

Secretary by bylaws. We also need a Vice-President for succession planning as Jennifer would like to rotate off next year.

Open Forum:

1. Not snowplowing the cul-de-sac streets. There is no place to put the plowed snow so the vendors won't do it. It cost more than all of the sidewalks combined by a lot.
2. Political signs and decorations: All need to come down within 2 weeks of the holiday or election. According to the covenants, no other signs are allowed in the subdivision.
3. Where are all the common areas? Areas along Trail Ridge and up by the entrance, all the HOA paths that go through the patio homes, fences and railings along the patio homes areas, entrance and front solar lights and sidewalks along Trail Ridge.
4. Repairs to the entry solar lights. Estimates are being taken and hopefully we will have them repaired by the end of the year. The price is likely \$3,000.
5. Street signs for not parking in the cul-de-sac streets. New signs are being made and we have been directed where to place them in the cul-de-sac street areas. The city objected to the previous location of the signs.

With no further business the meeting was adjourned at 7:57 p.m.

X Phil's [Signature]
Signature

X 11/18/2025
Date

