

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

Monday, January 16, 2023, 4:00 p.m.

LOCATION: 395 Ridges Blvd, Grand Junction, CO 81507 & Virtual

Call to Order—Vice President David Waite called the meeting to order at 4:01 p.m.

Members Present: David Waite, Vice-President; Bernie Ferrero, Secretary; Darren Caldwell, Treasurer; Ken Dorman, Director; Jennifer Rhamy, Director; and Christine Sartoris, Community Association Manager.

Member Input: No members were present.

Approval of Minutes: Jennifer asked for clarification of the November 2022 HOA Annual Meeting minutes which Bernie explained.

Darren moved and Ken seconded a motion to accept the August 16, 2022 Board Minutes as presented. With no objections, the motion carried.

Action without Meeting. David Waite read the following actions into the minutes.

- August 31, 2022, the Board unanimously appointed Bernie Ferrero to fill the seat vacated by Barbara Miller. Bernie was also appointed as Secretary.
- September 22, 2022, the Board unanimously approved reasonable compensation of \$750 to the Maguire's for the work to add drainage under the trail at 1185 Trail Ridge.
- October 28, 2022, the board unanimously adopted the 2023 Budget and approval to move \$4000 from the Operating to the Reserve Fund account.

Financials: Christine presented the End of Year Financials which is a draft. There are some minor changes the accountant will provide to close out the year. Once done, the final version will be emailed to the board for approval. Christine recommended the board fully fund the Reserve Account as budgeted \$5958. Ken moved, Jennifer seconded the motion to deposit \$5958 from operating to reserves as budgeted. With no objection, motion approved.

Old/Unfinished Business:

- The CCR amendment consideration of short term rentals was discussed. Jennifer suggested utilizing Steve Wonder's knowledge of the survey process to assist the Board. Christine suggested the Board hold a member forum on short term rentals/VRBO. David suggested an educational statement outlining the pros and cons of these programs be developed and disseminated to homeowners and then have an official vote. David volunteer to draft the educational piece. This process needs to be completed ASAP in order to have the Homeowners vote by the end of February.

New Business:

- **Election of Officers:** The Board unanimously approved the following Board positions - David Waite, President; Jennifer Rhamy, Vice- President; Berne Ferrero, Secretary/Treasurer; Darren Caldwell, Member at Large, and Ken Dorman, Member at Large. Directors will need to sign the Code of Ethics for this year and review the Roles and Responsibilities Orientation. Christine will provide.
- **Banking Change of Signatories** – The Board of Directors unanimously approved the Banking Resolution naming David Waite, President; Bernie Ferrero, Secretary/Treasurer; and Christine Sartoris, Community Association Manager as signatories on the Red Rocks Valley Homeowners

- Association Operating Account with Alpine Bank. In addition, David Waite, President; Jennifer Rhamy, Vice-President; and Bernie Ferrero, Secretary/Treasurer will be the signatories on the Red Rocks Valley Homeowners Association Reserve/Replacement Account.

Christine Sartoris/CIC Management Solutions is granted view only online access to the Red Rocks Valley Homeowners Association Reserve/Replacement Account for the timely completion of monthly financial statements and reconciliations.

- **Committee Assignments:** Architectural Committee – Jennifer, Darren and Ken.
Newly formed Welcome Committee – Bernie presented the new homeowner welcome packet which the Board approved. Christine suggested adding an information sheet on the RRV Portal. She, and Sharon Blackburn & Sue Maguire as volunteers, will visit all new homeowners within 4-6 weeks of their arrival. The Board also approved Bernie invoicing for committee expenses every 6 months, which is approximately \$ 2.50 per packet.
- **Standard Board Protocol and procedures:**
Communication- the Board shall speak as one, no unilateral action. Board members should communicate with Christine when work is completed using her email unless an urgent situation arises, then text her cell phone which is for board members only. CIC is available Monday thru Thursday. The primary mailing address remains the same—Red Rocks Valley HOA, PO BOX 2750, Grand Junction CO 81502. Primary phone number: 970-549-9044.
Newsletter – The Board approved the procedure as presented by Bernie. The original format will be used, and completed quarterly. Initial publication will highlight the newly elected Board. For uniformity, Bernie will send a form for members to complete.
Member Portal – Discussion regarding updates to member directory, suggestion box formation and reorganizing content ensued. Bernie will gain access to the web portal for posting information.
- **Trail Ridge Road Project:**
The drainage ditch area needs to be assessed for damage that occurred from the September 30, 2022 flooding. Darren, David, Ken & Jennifer will meet on Wednesday morning, January 18, 2023 to assess the area.
- **Meeting Calendar:**
2023 Board meeting schedule – Monday, April 17th @ 3:30 PM, Thursday, July 27th @ 3:30 PM, and Monday, October 16th @ 3:30 PM. Locations TBD.
2023 Homeowners meeting schedule- A member Forum on Wednesday, June 28th @ 5:00 PM, and the Annual Homeowners meeting on Wednesday, November 8th @ 7:00 PM. Locations TBD.
- **Contracts / Agreements for 2023 Services:** CIC contract for 2023 was approved as submitted.
- **Compliance Process and Current Issues:**
David Waite, President, will be responsible for compliance issues with Christine’s assistance. David announced that neighborhood sweeps will no longer be conducted and our philosophy going forward is neighbors will need to submit complaints in writing.

There is one outstanding item which Christine will follow up on-- RV on property.
- **Snow Removal:** David & Christine reviewed the current contract with no changes for 2023.
- **Executive Session called to review member account status.** Executive session ended and the regular session reconvened. No board action was taken.

With no further business, the meeting was adjourned at 6:02 PM.