

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS

Tuesday, June 6, 2023, 3:30 p.m.

LOCATION: 322 Red Point Road, Grand Junction, CO 81507

Call to Order: Acting President Jennifer Rhamy called the meeting to order at 3:39 p.m.

Members Present: Jennifer Rhamy, Acting President; Bernie Ferrero, Secretary/Treasurer; Darren Caldwell, Member at large; Ken Dorman, Member at large.

Absent: Christine Sartoris, CIC

Announcement: Jennifer announced that shortly before the meeting, Christine Sartoris had provided a 30-day notice that CIC would no longer serve as the HOA management company. Discussion of transition will occur under new business.

Member Input: No homeowners were present.

Board Positions and Declarancy Status: The Board unanimously approved the appointment of Brenda Furnace to the Board, and Jennifer Rhamy to the role of President. Jennifer will reach out to Brenda to determine which role she will take on the board.

Darren Caldwell explained his position as Declarant. The new development is a separate filing but remains part of the RRV HOA. Currently, he has 8 votes.

Adoption of Minutes: The minutes from the January 16, 2023 Board meeting were approved on 02/09/2023.

Previous Board Action Without Meeting: Bernie Ferrero read the following actions into the minutes.

- February 11, 2023, the Board approved the 2023 WD Yards contract.
- March 31, 2023 the Board approved HOA expenditures for the Trail Ridge Road drainage project.
- The Stand Pipe inspection for 2023 was completed.

Financials: Unavailable since December 2022. Delinquency report is not current or correct and was unavailable; tabled reserve account investment. Jennifer and Bernie will follow up with Alpine Bank and CIC.

Standing Reports:

Compliance, Complaints & Process: Bernie will send notice to homeowners regarding covenant enforcement. Darren handled the trampoline complaint in the Patio home area; general discussion on covenant enforcement process with renters and VRBO clients ensued. The board noted the improvement in weed abatement along Trail Ridge this year.

Violations: There is one outstanding violation. No evidence of notification exists currently on portal. Bernie will send a written notice to owner of violation and required resolution.

Contracts: Jennifer will call WD Yards re: the weeds in the patio home streets. Bernie will send a letter to patio homes re: their yard responsibility. Jennifer will work on obtaining a new snow removal contract.

ARC: None outstanding. Board decided that Homeowners do not need to submit an ARC request for changes to patio surfaces. One homeowner failed to notify the HOA of a major project and Jennifer will send a letter reminding them to do so in the future.

Development: Darren reported that construction slowly continues in his new filing of patio homes. Darren will give Bernie an addendum to the Conquest patio homes covenant document to include in the new homeowner welcome packet for those homes.

Welcome Committee: Bernie shared the welcome packet with the board and thanked Christine from CIC for the boxed candies that she donated for new homeowners.

Newsletter: Next issue will be completed in July. Please share items for inclusion.

Old/Unfinished Business:

The CCR amendment consideration of short-term rentals was revisited. The Board has delayed further action until the city of GJ has published their community guidelines and this delay will be communicated to homeowners along with the reasons.

Darren will be finishing the Trail Ridge Road drainage project within the next 2 weeks.

New Business:

Bernie will be reviewing Red Rock Valley covenants and owner payment history to ensure late fees and interest are being applied consistently to late dues and will notify appropriate homeowners of their standing.

Jennifer will send RFPs for a new management company.

Jennifer and Bernie will work out a process for July dues payments.

The Homeowner Forum will be held on Wednesday, June 28th at 5:00 PM. The location will be at the end of Rock Valley Road.

With no further business, the meeting was adjourned at 5:14 PM.

Prepared By: Bernie Ferrero, Secretary and Treasurer