

**RED ROCKS VALLEY HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
NOVEMBER 16, 2022 @ 7PM  
527 Village Way, Grand Junction, CO 81507**

**Call to Order:** C.J. Rhyne, President, called the meeting to order at 7:06 PM.

**Approval of Minutes:** C.J. called for the adoption of the annual meeting minutes held on November 17, 2021 as these minutes have been posted with no call for corrections or additions.

**Introductions:** C.J. introduced himself, the Board members in attendance: David Waite, Darren Caldwell, Ken Dorman, & Bernie Ferrero and Christine Sartoris from CIC.

**Affirmation of Attendance and Quorum:** Christine Sartoris, Community Association Manager, reported there was a sufficient number of members present in person or by proxy to constitute a quorum. The annual meeting registration and attendance sheets, and proxies will be maintained as part of the Association's permanent records for this meeting.

**2022 Board Report:**

Grounds- Weeds and the Trail Ridge ditch cleaning have been completed. Further work is planned for this fiscal year and work budgeted for two cleaning per year. Native plants cannot be sprayed or pulled out and work should include silt removal.

Communication- C.J. reviewed content from the Special Meeting held on September 7<sup>th</sup> and thanked homeowners for their candid conversations. Bernie discussed revitalizing the HOA Newsletter, forming a Welcoming Committee to meet all new homeowners and Sharon Blackburn has offered to work on this committee, update the HOA directory, implement a Suggestion Box format on the web, and update and distribute Board members names, new positions for 2023, and their contact information.

Compliance - Bernie summarized Covenant enforcement procedures including the existing Fine policy, noting that the Policy Sheet needs to be revised and updated.

Development – Darren gave an update on Red Rocks Valley Expansion. 2 properties have been sold and he is developing a 3<sup>rd</sup> property for a Denver couple. He explained the rights of a Declarant regarding fences vs. current code restrictions as the newly developed lots are governed differently. Due to the conflict between newly installed fences and the denial of vinyl to a current homeowner, the Governing documents will need to be reviewed and revised to adhere to current legal jargon.

**Financials:**

EOY Projections- Christine summarized the end of year financial projections for the 2022 Operating Budget noting the monies set aside for the Trail Ridge Rd ditch cleaning.

Weed abatement is warranted under our service contract so please notify her for any new weed growth observed in the community.

2023 Budget Ratification- Christine reviewed and explained the expense line items in the 2023 Budget, answered questions about recognition of income, and fielded additional budget questions. C.J. called for ratification of the 2023 Budget. With no objections, the 2023 Budget was ratified.

**VRBO/Short Term Rentals:** There was some confusion regarding the survey mailed to homeowners on this topic. Most thought this form was for input and not a vote on the issue. The Board will revise the document to a voting format and mail out to homeowners again. To change our Bylaws, 67% of homeowners must agree. The Board has committed to knocking on doors if ballots on this measure are not received by all homeowners.

**Election:** Two candidates submitted their names for consideration to fill the 1 open seat terms expiring at the end of 2022. C.J. provided each candidate with an opportunity to say a few words about why they were interested in serving and anything else they wanted to share. C.J. read a letter submitted by Scott Ellis and Jennifer Rhamy discussed her background and interest in the position. The members cast their votes and the candidate receiving the most votes and elected to the Board was Jennifer Rhamy.

**Open Forum:** Member Comments and Suggestions

1. Recommendation to increase HOA meeting to twice per year.
2. Trail Ridge flooding and the common space areas need HOA intervention.
3. Concern about the mounds of dirt in the new construction area and potential wind creating dust was discussed and Darren stated they have packed the dirt as best as possible.
4. Christine gave a report on her business plan, apologizing for not being readily available to us and her plan going forward to improve our customer satisfaction.
5. The Board and members present thanked C.J. for his service on the Board and filling the role of President

With no further business, the meeting was adjourned at 8:28 p.m.