

Minutes from June 28, 2023
Red Rocks Valley Homeowners Association Meeting

Meeting called to order at 5:04 p.m. by President Jennifer Rhamy.

Officers Present: President: Jennifer Rhamy, Secretary: Brenda Furnace, Member at large: Ken Dorman.

Officers Absent: Member at large: Darren Caldwell, Treasurer: Bernie Ferrero.

Homeowners present were welcomed and asked to sign in for the meeting and Jennifer, in Bernie's absence requested that HOA Fees be submitted to her.

Presidents Update on HOA: Jennifer stated that there had been ongoing issues with CIC and that they informed us that they were giving us a 30 day notice and would no longer be taking care of RRV HOA.

The issues have since continued with CIC withholding information needed by the Board moving forward.

Delinquency of HOA Fees and incorrect information regarding payments was one issue. Bernie has compiled a list of residents and has been working to clean up the delinquency findings and giving them an opportunity to confirm payments/nonpayments and getting great responses. Jennifer thanked everyone for their patience as we transition to a new Management Company and Board. It was stated by Jennifer that we, the board, has a commitment to provide good service to our Residents.

CIC was removed from RRV HOA checking account and records obtained. Patrice and Phil will be recreating financial records for us. Jennifer gave them a thank you for doing this. It was announced by Jennifer that the Board reviewed 3 different HOA Management companies. The Board present at the special meeting voted unanimously to go with HOA Services, Mark Shoberg. The contract is for 12 months and month to month after that.

Compliance and Complaints Process: Jennifer stated we will not be having our new HOA Company do drive by's. We will be doing walk arounds as she has been doing pretty consistently now. If someone sees something, we ask that they let the board know and we will handle it. Some of the complaints are in regards to weeds. It is the homeowners responsibility to take care of their yards to the sidewalk areas. Owners are responsible for their yards when renting property.

3 homes were recently notified of infractions of the covenants.

Procedure for handling infractions:

1. Courtesy message to clean up in 10 days.
2. Meeting to address infraction if infraction is not taken care of.
3. Fines assessed

Expect future enforcement of late fees for delinquent HOA Fees. July HOA dues accepted at the meeting since we don't have access to the portal for online payments. The new portal should be up and running in two to three weeks.

WD Yards has been here to get weeds, common area weeds and walkways cleared. They are coming every 2 weeks to assess weeds and need for intervention.

Short Term Rentals/VRBO's Status: The group asked for a definition of short term rentals, which is generally considered 30 Days. We have been trying to define what rules make sense for our HOA. The City of Grand Junction has been working on regulations for short term rentals and is still not complete. Should we wait for the City? Their rules may be more strict and we would have to change our Bylaws to be in compliance with the City. A majority show of hands by residents present was made in favor of going ahead and making the changes in our bylaws regarding short term rentals. The plan is to obtain what other subdivisions are doing and send that out to RRV residents for input and make recommended changes. Once a final draft is ready, it will be sent to residents to vote on. Majority vote is necessary to make change. A 2/3's vote is required to make the change in our bylaws. Any suggestions are welcome and can be sent to Jennifer.

Ken Dorman on Architectural Requests: For submitting an architectural request: Call, e-mail or just give it to him when he is out and about walking in the subdivision.

Note: There is a blanket approval for replacement of porch or patio, which will be in the next newsletter. Go ahead and do it.

Fences need architectural approval and a permit is required by the City.

One owner asked if architectural approvals are public. Jennifer explained that they aren't at this time. We intend to put it in the newsletter if rules change or explanations are helpful.

Comment about time of meetings: Time of scheduling around 5:30 p.m. to better accommodate those who work. Anytime after 6:00 p.m. or 7:00 p.m.

Discussed potluck for meetings on occasion.

Thanks for all the hard work was voiced by more than one of the attendees at the meeting, and more than one time.

Meeting adjourned at 5:40 p.m. by President, Jennifer Rhamy

Respectfully submitted,
Brenda Furnace
RRV HOA Secretary