

PALMER SUBDIVISION HOA

Palmer Subdivision Board Meeting Minutes

Date: Wednesday, May 1st

Time: 6:00 p.m.

Location: Zoom

Members Present:

- Jeremiah McGuire, President
- Tyler Oester, Vice President
- Andy Martsof, Treasurer
- Lindsey Grannis, Secretary

Agenda Items:

1. Adopt the Budget

- Presented by: Andy Martsof
- Discussion:
 - Andy discussed a budget challenge related to insurance. Typically, insurance companies require 60 to 75 percent of homes to be built within a subdivision for optimal rates. The current insurance rate is higher due to the lower percentage of completed homes.
 - He adjusted the budget to include an annual operating contingency of 8 percent.
 - Tyler Oester recommended two payment dates for the dues: June 30th and August 31st.
- Motion: Andy Martsof motioned to adopt the prorated budget for 2024.
- Vote: All members voted in agreement.
- Action: Lindsey Grannis will email all owners, including the Declarant, with the adopted budget and the scheduled meeting to ratify the budget. Set for Friday, May 31st at 5pm. Fruita Rec center-Peach Room

2. Discuss Section 13.04 of CC&Rs

- Discussion:
 - Jeremiah McGuire mentioned that Section 13.04 of the CC&Rs requires a 67 percent vote of the owners to change the declarations.
 - However, Section 7.06 states that the ACC (Architectural Control Committee) may, in its sole discretion, adopt, amend, and repeal rules and regulations interpreting and implementing the provisions of the CC&Rs.
 - Jeremiah asked for Tyler Oster's and Andy Martsof's interpretations.
- Conclusion: The ACC can outline how they are interpreting the CC&Rs.

3. HOA Compliance and Enforcement

- Discussion:
 - Andy Martsof mentioned the Board and ACC can request that all owners get equal amounts of water, thus booster pumps are in violation.
 - There was a discussion about Lots 2 and 3 regarding the water irrigation pumps installed on their properties.
- Section 7.05 (page 14) states the HOA can file with the clerk and recorder if an owner is not in compliance.
 - Building documents on Denkins garage were discussed. Denkins revoked the driveway submission. There is no grandfathering in, per Tyrone Denkins response to ACC's letter. Andy thinks The Denkins are in compliance on the garage and the driveway per HOA's CCRs
 - The ACC and Board will need to write rules on water restrictions, including no booster pumps and no removal of restrictors.

- Jeremiah McGuire asked how to adopt new rules and bylaws. It was concluded that the ACC interprets the rules and should email official ACC rules to members, followed by a formal letter from the ACC. No one is grandfathered in.

- Action:

- ACC and Water Board need to adopt a set of simple and straightforward rules

-Further Discussion:

- Propane tanks, current RV bylaws, construction completion timelines, and a list of acceptable plants for landscaping need to be addressed in the ACC's rules

- Handling non-compliant owners was also discussed.

- Lindsey raised the issue of weeds on the south side of the areas and spraying them, referencing Section 8.07 (page 19-20) about maintaining each lot.

- Jeremiah asked about the vegetation rule and Mesa County's regulations on vegetation height and obnoxious weed laws. He will get with Kendra Oester and Gary Powell to set up a list of ACC rules.

- Action:

- Develop and distribute a set of ACC rules by the next meeting.

5. Response to Denkins and Laras

- Lindsey asked how to handle and enforce two letters that were sent out.

- Discussion:

- Jeremiah McGuire will respond to Denkins and Lara's email responses to their violations tonight, stating that the board will get back to them. He will draft a letter mentioning that the board is working on ACC rules. All agreed that the letter should be short and simple.

6. Additional Discussions

- Jeremiah emphasized the importance of reviewing the declarations and bylaws to ensure the CCRs are up-to-date and provide the necessary authority for decisions and enforcement.

- Lindsey Grannis and Tyler Oester both agreed to have an attorney review the CCRs. It was mentioned that the attorney should be from Mesa County.

- Andy Martsof suggested hiring a Reserve Specialist for next year's budget consideration and mentioned the need to comply with CCIA policies. An attorney reviewing the CCRs and CCIA rules would benefit the HOA.

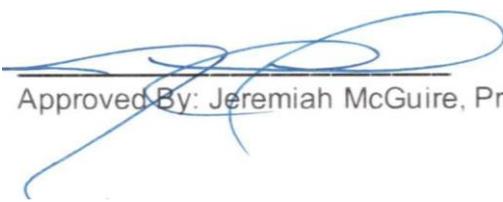
- Action:

- Jeremiah will draft and send the response letter to Denkins and Laras.

- The board discussed hiring an attorney to review CCR's

Meeting Adjourned: 7:40 p.m

Meeting minutes submitted by Board Secretary Lindsey Grannis


Approved By: Jeremiah McGuire, President