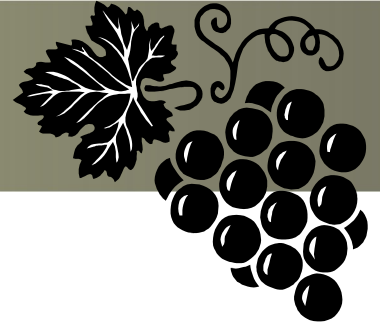


VINTNER'S FARM HOMEOWNER'S ASSOCIATION



Meeting Minutes
HOA regular meeting
3/28/29 at 7:00pm
Peach Room of Fruita Rec Center

4/1/23

Meeting was called to order at 7:00pm with HOA President Andy Conkling presiding

All attendees were asked to make sure they have signed in.

18 of the 91 homes were in attendance. This is 19.7% of the homes, so a quorum of 20% was not met.

Andy stated that the Annual Regular Assessment of \$360 is due 4/1/23 and that as of the meeting 50 homes had paid.

Andy stated that as of 3/25/23 there was \$16,614.75 in the checking account and \$49,454.79 in the reserve account

Andy reminded attendees that the HOA runs on the fiscal year of 4/1 to 3/31.

Andy disseminated and reviewed the FY 22/23 budget and actual expenses and stated that the projected residual will be around \$16,000.

Andy disseminated and reviewed the FY 23/24 budget.

Andy reviewed the comments provided by Homeowners on the Regular assessment questionnaire and a discussion was held with several suggestions recommended.

- The items included:
 - Having all properties well maintained and adhering to the covenants. There are several homes, and one in particular that need maintenance.
 - Keep up with preventative maintenance of HOA common areas
 - Have the irrigation system well maintained.
 - Having an HOA garage sale in May.
 - Several homeowners have expressed concern over the property conditions of 796 and 798 17 ½ road which are adjacent to the pond and the Corn Maiden Homes. Andy has researched this and has found that the properties are in

Vintner's Farm Homeowners Association
P.O. Box 32
Fruita, Colorado 81521

violation of several City of Fruita codes and that he will write a letter to the City and report back what their response is. He also suggested that homeowners also contact the City regarding these properties.

Andy stated the covenants are now almost 17 years old and need updating and that he is in the process of doing so. The covenants will need to be voted on the Homeowners with a 67% voter participation rate. Andy is going to send out the existing covenants to all Homeowners that have provided an email address and ask them to review the existing covenants and send in any changes that they would like to see. Once all the changes have been reviewed the proposed new covenants will be sent out for a vote.

Meeting was adjourned at approximately 8:00pm

Respectfully Submitted
Andy Conkling
HOA President

Vintner's Farm Homeowners Association
P.O. Box 32
Fruita, Colorado 81521