

Vintner's Farm HOA Meeting

7pm – 8pm, 4/22/2024

Peach Room - Fruita Community Center

__homeowners were in attendance representing __ members/homes.

Kelli & Stephanie introduced themselves and Justin joined the meeting a little late as he had a prior family obligation.

Kelli suggested having mail-out meetings as we are seeing success in feedback on the payment coupons, but not so much success with in-person meeting attendance.

- Her proposal is that an email notice indicating the mailing date and color of the envelope would be sent so homeowners know what/when to look for the information.
 - o Colorful or distinguishable envelopes would be utilized so it is not accidentally discarded as 'junk.'
- Information or updates would be shared within the packet and a multi-week time frame for returning votes or feedback would be available.
- Those with work/family conflicts/mobility issues would have more access to the information and input and not restricted to a single meeting date/time.
- There were no objections received for this recommendation.

Kelli provided updates on irrigation:

- Deep Creek has been contracted for the 2024 season at a cost of \$16,722.63. This is an increase of approximately \$5,000 from 2023 due to rising cost of fuel, labor, etc.
 - o They know our system and have been agreeable to work with.
 - o A couple homeowners present acknowledged their experience in irrigation and confirmed the increase is expected.
 - o Homeowners are reminded valves should be closed. Deep Creek anticipated being on-site on Wednesday (4/24) or Thursday (4/25) to prep & start the system.
 - It was noted that several issues are occurring in the entire Fruita community as a result of the fiber-optic installation that occurred over the fall/winter, so we expect there may be an impact in our neighborhood and will manage issues as they arise.
 - o Andy & Justin attempted to turn the fountain on, and it would not stay on (tripping the breaker after a few minutes of running). They will canoe out to the fountain to try and determine the issue.

Stephanie provided a financial review:

- Taxes will be filed for the HOA in the next week or 2 as our fiscal year ended 3/31/2024.
- Renewal registration with the Secretary of State will be completed this week.
- Budget for 2024-2025 was created using estimated costs over the past year for a total of \$32,762.63. A copy was made available for review for those present.
- Income from assessments at \$360 for 91 homes will be \$32,760.
 - o As of the meeting, only 6 homeowners were outstanding for payment and have been contacted. As of 5/21/2024 all payments have been received.
- Checking Balance as of the meeting date is \$30,458.35.
- Money Market/Reserve account as of the meeting date is \$49,957.55.
 - o This account was changed in November to a promotional money market for a higher interest rate earning 2.86% currently, which is equating to roughly \$115-\$120/month. There is otherwise no change to the functionality of this account with the switch.
 - o Questions arose as to the schedule of contributions to the reserve account, for which at this time the budget doesn't allow for.
 - There was unanimous agreement of those in attendance to increase the regular annual assessments to allot for a percentage to be contributed to the reserve account for more immediate repairs such as pump replacement, as well as long-term preparation for future large expenditures (fence/pump replacement). **This increase will take effect next year.**

- Knowing the current pump is nearing the end of its life and will be a costly replacement and likely deplete the reserve account, there was unanimous agreement of those in attendance to have a small special assessment in the fall to be allocated to the reserve account. The amount recommended was \$100 which would allow a deposit of \$9,100 to the reserve account.
- The Board is reviewing these recommendations and will proceed once these amounts are decided. Please watch for additional communication.
 - An updated quote for replacement and installation of the pump will be obtained.
 - Cost comparison of city water vs the HOA irrigation via our water rights with GVIC will be included with assessment information.

The following feedback/requests were made by homeowners via their regular assessment payments. The response and discussion regarding those items are as follows:

1. It would be great to be able to pay the annual assessments electronically.
 - a. To establish this sort of service would likely require a monthly/annual service fee. Assessments are only collected once per year, so it would not be cost effective. Homeowners were reminded that they can set up the HOA as a payee via their financial institutions online bill payment service as we do receive those checks for payment.
2. Send a reminder about the new garbage cans and that they should be put away (behind fences or stored in garages) when it is not a pickup day or the night before.
 - a. This reminder was provided to homeowners present and was communicated in an email.
3. Replace a few boards in the gazebos and repaint/stain.
 - a. The Board is exploring options to make repairs to the gazebo that will be cost-effective and durable. Ensuring the irrigation system gets up and running will take precedence at this time.
4. Owners should trim bushes back from the sidewalk.
 - a. This reminder was provided to homeowners and was communicated in an email.
5. When the decs & covenants are reviewed & updated, please disseminate them to the owners.
 - a. A copy of the updated documents will be provided to all homeowners once the final edits are complete.
6. Owners who rent their houses should be asked to provide copies of the rules to the renters.
 - a. This reminder was provided to homeowners.
7. Andy was going to talk to the city about campers & junk in the yard South of the HOA on Maple St. Has there been any progress on cleaning up that property?
 - a. Kelli has continued contact with the City and the homeowner of the property on Maple St is within his legal rights and can't be forced to remove his personal possessions from his property.
 - b. The City did provide an option for those homes that back-up to the subject property to increase the height of their fence to the standard 6ft height. Please email the HOA if you are an impacted home for additional guidance/instruction on accomplishing this.
8. Stop feeding the wild ducks at the pond so they stop eating holes in the grass.
 - a. The pond is open to the public and we are unable to restrict individuals from feeding the ducks. We confirmed with Colorado Parks & Wildlife that it is only illegal to feed birds of prey.
9. Pond fountain ran more frequently. Maybe put some grass seed down where the weeds are taking over by the south gazebo?
 - a. See the irrigation update. Once operational, the fountain will be on during the majority of daylight hours. It does create some noise that we do not want to disturb nearby homeowners in the evening/night hours.
10. Trash for leaves Bag pickup
 - a. Individual yard maintenance is the responsibility of each homeowner.
11. 6' fence along the walkway and it's against the law to feed geese on the pond. Ck with wildlife.
 - a. See response to items 7 and 8 above.
12. Providing contact info for all association members in the event of an emergency. For example, who to call when irrigation water is flooding your back yard.

- a. Those homeowners in attendance were unanimous that their information should not be shared openly with the neighborhood. The HOA email will continue to be the best form of contact. Neighbors are encouraged to share their contact information directly with other neighbors, if they choose to do so.
- 13. Have residents maintain their properties in clean and attractive condition and keep overhanging trees and bushes clear of the sidewalks so walkers don't have to duck or step into the street.
 - a. This reminder was provided to homeowners and would be communicated in an email.
- 14. Review of homeowners with pets & their obligation to pick up after their animals in their yard. We have a homeowner who's yard smells terrible from multiple houses away. It makes being in my backyard difficult at best.
 - a. This reminder was provided to homeowners.
- 15. No property management!
 - a. We are considering this option, but no decision has been made. Those serving on the Board currently have work/family obligations that prevent us from being 'on-call.' The guidance from an experienced property management company would ensure the HOA is in compliance as laws change and are updated.
- 16. We would like an update on the irrigation system.
 - a. See the irrigation update above. Communications will be sent as the system gets started and the season progresses.
- 17. I know you said that in order to keep costs down, everyone might take a turn on the board. It may help to send out an email on all the duties so members could review possible tasks they (interested people) could do. Just a thought.
 - a. The Board is responsible for a variety of duties and a list may be compiled and provided at a later date.
- 18. Christmas lights and outdoor décor that are left on houses well past the end of January or February. Is there a rule or regulation regarding this?
 - a. The current governing documents state that decorations should be removed after the holiday, however there is no specific timeline.
- 19. Playground cover/shade
 - a. This suggestion will be considered, however the irrigation and other repairs would take precedent. In previous reviews of similar requests, this would be a costly improvement.
- 20. A few homeowners offered assistance with various tasks and/or reviewing the legal documents.
 - a. Thank you! Once we have a revision of the CC&Rs, they will be shared with these homeowners for further review before pursuing review with an attorney, then distribution to all homeowners and finally recording with the County.

Homeowner responsibility reminders were shared during the meeting, including much of what was discussed in the feedback, but also the following:

- Yards should be maintained per governing documents which include:
 - o Grass mowed/weeds removed.
 - o Shrubs/trees should be neatly trimmed and not be encroaching on sidewalks.
 - o There is a 1 tree minimum requirement in front yards.
 - If your tree has been removed, please be sure it is replaced.
- Fences needing repaired or re-stained should be attended to as soon as possible.
- The water schedule states odd house numbers are to water on Monday, Wednesday, & Friday; even house numbers are to water on Tuesday, Thursday, and Saturday.
- Homeowners seeking modifications or improvements to homes or its outside features, should direct their plans to the Architectural Committee for review and approval at least 30-days in advance of the start of their project.