

**Red Tail Ridge Homeowners Association**  
**Open Session Minutes**  
**640 Belford Avenue, Grand Junction, CO 81503**

Thursday, November 3, 2011

5:30 pm

**1. Call to Order**

Gary Parrott, Board President, called the Open Session Meeting to order at 5:33 p.m.

**2. Roll Call**

Board Members: Gary Parrott, Bill Marston, Shirley Moran, Michelle Moran, Pat Garey and Leonard Pisciotta

Property Manager: Joe A. Mazza

**3. Approval of Minutes May 5, 2011**

The Board of Directors reviewed the Minutes from the Open Session Meeting of May 5, 2011.

**Resolution:** Approval of the minutes as presented.

Motion: Shirley Moran

Second: Bill Marston

**4. Open Issues**

**A. Detention Pond and V-Pan:**

The Board discussed briefly the detention pond and V-pan and decided at this time that they will monitor the overall drainage of the detention pond and V-pan to determine what if any action will need to be taken in the spring after the winter season.

**B. Trees in West Detention Pond:**

The Board discussed purchasing trees and shrubs as well as adding crushed granite to the west detention pond as well as the east pond. Management requested that the Board discuss amongst themselves how many trees and shrubs they would need and Management will contact the landscape company that will be hired for the 2012 year to provide a bid.

**C. Irrigation Turn-off/ Breaks/ Problems:**

A question was asked by Shirley Moran if the Association has been winterized. Gary Parrott, Board President, stated that the Association was winterized on November 2, 2011.

**D. Property Drainage Easement:**

There is a section of property that has had drainage issues on the east side of the property that has affected several homeowners. This area will be monitored based on some of the

actions that have been taken by the homeowners to see what the outcome is from their actions.

No action is necessary at this time.

## 5. **New Business**

### **A. Landscape Bid**

Management presented three bids to the Board of Directors for consideration. Two bids were from the same company, one was for a bi-weekly service and the other for a weekly service.

**Resolution:** To approve the bid for bi-weekly service submitted by Desert Oasis.

Motion: S. Moran

Second: L. Pisciotta

Motion carried unanimously

### **B. 2012 Budget**

The Board discussed the 2012 Budget in whether the Association should reduce the dues to \$30.00 from the original \$32.00.

**Resolution:** To maintain the dues at \$32.00 per month

Motion: S. Moran

Second: L. Pisciotta

The Motion carried

Nay: Garey

### **C. Treasurer's Report**

Shirley Moran gave a brief overview of the Treasure's Report indicating the funds that are in the Reserves and stated that the Association will have upcoming expenses that will be made for the East and West Detention Pond that could amount to over \$5,000. This is one of the reasons why there will be no reduction in the dues for the 2012 year.

The Board will review reducing the dues at a later year. It was reported that there was a charge of \$4.99 for Reserve Study. Based on looking at the invoice, Management determined that it was an office expense and this expense was miscoded. This will be corrected in the next financials.

**D. Meeting Dates for 2012**

The Board discussed having an Open Session Meeting on May 3, 2012 at 5:30 pm. The next meeting will be scheduled in the latter weeks of September.

The date will be confirmed by Management to the Board of Directors. The date has not set at this time; it will be affirmed by the May meeting.

The Annual Meeting for December 2012 will be held on December 13, 2012 at 5:30 pm.

**E. Elections:**

Management informed that two Board Members were up for re-election; Pat Garey and Leonard Pisciotta, both Board Members declined to run again for the upcoming election to be held in December 2011.

**6. Adjournment**

There being no further business to come before the meeting will stand adjourned at 6:37 p.m.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_