

*****DRAFT*****

**RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 14, 2018 @ 7 PM**

Redland Community Center – 2463 Broadway, Grand Junction, CO 81507

Call to Order: David Waite, Vice President, called the meeting to order at 7:00 PM and introduced the attending Board members. CJ Rhyne, President, was unable to attend the meeting as he was receiving an award at the Governor's Mansion.

Affirmation of attendance and quorum: David Waite reported there was a sufficient number of members present in person or by proxy to constitute a quorum. The annual meeting sign-in sheets and proxies will be maintained as part of the Associate's permanent records for this meeting.

Approval of Minutes: David called for a motion to approve the 2017 Annual Homeowners Meeting Minutes. It was moved and seconded that the 2017 Minutes be approved as submitted. With no objection, motion passed.

2018 Board Report:

1. David and Christine Sartoris/CIC Management Solutions announced the website will be updated in 2019 to include an account portal. This will allow homeowners to view the status of their accounts and pay assessments by credit card.
2. Weeds: Two weed days were held in the spring with volunteers from the neighborhood working together. They were thanked for sharing their time and effort in a way that will keep costs down for all homeowners.
3. The Board is reaching out for bids to evaluate the possibility of hardscaping the inner portion of the trail along Trail Ridge Road. This would have the advantage of improving our trails appearance and decreasing the number of weeds.
4. Policies:
 - a. Fire Pit policy is under consideration. It was posted and emailed to homeowners for a comment period before a final determination by the Board.
 - b. CCR Clarification Policy for parking Recreational Vehicles/trailers – the Board has also sent this out for comments from the homeowners before making a final determination on a 72-hour rule.
5. Front entrance: Brenda reviewed the steps the Board has taken to improve the visibility of the Red Rocks Valley signage.
 - a. Large rocks with lighting and signage the would cost in the range of \$4000-\$6000 and was deemed too expensive.
 - b. Signs with smaller, focused, lighting – awaiting Bids before making a final determination.
6. Straw Poll: Survey sent to determine interest in changing the CCR's to allow a) onsite RV storage/parking, and b) residing in RVs on the property. There was not overwhelming support for either action, with only 35% in favor of on-site storage and 52% in favor of living in the RV on property.
7. Financials- Christine summarized the end of year financial projections for the 2018 Operating Budget for the Association, noting expenses are projected to be \$9000 less than budgeted. The 2019 Operating Budget was presented noting small increases exterior maintenance and decreases insurance expense.

The Reserve Funds and the Reserve Fund Budget for 2019 was also reviewed. The Association is anticipating \$6000 for concrete repair work mainly on the trails. Additionally, the Association is not able to fund the Reserve account at the levels indicated by the Reserve Study.

The floor was open for discussion. With none, David entertained the ratification of the budgets asking if anyone present objected to the 2019 Operating and Reserve Budgets. With no objections, the 2019 Operating and Reserve Budgets were ratified.

Homeowner Education

1. Susan Carter for the CO State Extension Office discussed water usage and irrigation conservation, noting the importance of plant selection and plant location. Susan's presentation will be made available on the Red Rocks Valley website.
2. Easements- Barbara Miller and Christine provided a summary of easements in Red Rocks Valley with a focus on private drainage and shared driveway easements. Barbara cited the Red Rocks Valley Covenants which state "homeowners must continually maintain these easements as they are on private property." The issue regarding private drainage easements is the schedule of maintenance as well as the shared responsibility among homeowners. The Association will investigate the maintenance issues this year and make recommendations.

Christine discussed driveway easements and utility easements. The Association determined the shared driveway easements are the responsibility of the two or three homeowners using the driveway.

Member Suggestions & Comments

- Cracks in the roads – with the exception of the patio homes streets, these are the responsibility of the City of Grand Junction. Christine will be submitting the information to the City once a walk thru has been held
- Construction of additional patio homes – Darren is anticipating work to start in the spring. He also noted the area was originally platted for 42 lots, however, Conquest may replat for larger lots and fewer homes.

With no further business, the meeting was adjourned at 7:55 PM

*** Correction: Comment regarding Mesa County RV ordinance was misapplied. Red Rocks Valley falls under the City of Grand Junction's rule. However, Red Rocks Valley's CCRs' restriction on RVs trump the City Ordinance. ***