

DRAFT

**RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 7, 2019 @ 7PM**

Redlands Community Center - 2463 Broadway, Grand Junction, CA 81507

1. Call to Order: CJ Rhyne, President, called the meeting to order at 7:01 PM and introduced the attending Board members.
2. Affirmation of attendance and quorum: Christine Sartoris (CIC Management Solutions, LLC) 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 Association's permanent records for this meeting.
3. Approval of Minutes: CJ called for a motion to approve the 2018 Annual Homeowners Meeting Minutes. It was moved and seconded that the 2018 Minutes be approved as submitted. With no objection, the motion passed.
4. 2019 Board Report:
 - a. Trail/Drainage & Sidewalk: C. J. gave an update of the year's accomplishments, and thanked Barbara Miller for cataloguing streets, sidewalks and drainage issues. The trail alongside Trail Ridge Rd was cleaned up. Weeds and plants encroaching on the trail were removed and rock was laid along the East side of much of the trail. This is a large project and is being done in phases due to cost. Barbara Miller defined city and HOA responsibilities for streets/sidewalks. The city is responsible for all streets (with the exception of the inner cul-de-sacs where the patio homes are located) and all sidewalks that touch the streets for maintenance. The HOA is responsible for the trail along Trail Ridge Road and the inner cul-de-sacs.
 - b. Entrance: The HOA is working with local contractors to improve the signage and lighting at the extract to the neighborhood.
 - c. Architecture Committee: The form was updated to remind members work needs to be completed within one year of approval, the homeowner needs to inform the management company within one month of completion of work and the HOA reserves the right to inspect the work done.
 - d. Drainage Guidelines: The Association developed drainage guideline and met with affected homeowners prior to the Annual Meeting to discuss. The guidelines will be posted on the website.
 - e. CCR "cheat sheets" were drafted by Barbara Miller and will be posted on the website.
 - f. Member Portal: Christine announced a new member portal will be linked to our website. Information will be sent to homeowners so they can register. The portal will launch by January.
5. Financials: Christine summarized the end of year financial projections for the 2019 Operating Budget, noting that we are waiting for the bill from the recent trail work. A \$6,626 net is anticipated at year's end. She then went over the detail of the 2020 Operating Budget.

She then provided information about the Reserve Funds, providing a breakdown of the components funded and a comparison of amounts contributed to the Reserve Funds vs the amounts the Reserve Study recommends. The Association has not been able to fund the Reserve account at the levels recommended, primarily due to the assessment rate. Christine emphasized to members the 2020 Budget included an increase in quarterly assessments.

The floor was open for discussion. After responding to questions, C.J. requested ratification of the budgets asking if anyone present objected to the 2020 Budget. With no objections, the 2020 Budget was ratified.

6. Board Member Election: David Waite and Marisa Fay ran unopposed and, with no objections, were elected to the 2020 Board.

7. Member Comments:

- a. A member asked about regular newsletters. The Association sends newsletters when there is information to report. They asked the Board to consider sending a newsletter after each meeting. Christine reminded the homeowners the minutes are available on the website which provides decisions made for that period.
- b. A member requested the Association notify members when work/projects are going to be conducted so they can make arrangements if necessary.
- c. Snow Removal: The Board has set a 3" threshold for snow removal. Based on homeowner requests last winter, all sidewalks in the neighborhood (including the city's) are included in the snow removal agreement with the contractor.
- d. There were questions about the driveway easements which were explained. The driveway easement grants permission for a driveway to be built on top of the HOA ditch. The care of the driveway (including washout under the structure) is the responsibility of the homeowner(s). Once necessary repairs have been made, the HOA will repair rip rap and may consider landscape changes to help prevent future washouts.
- e. A question about the New Patio Homes: Darren stated he is actively working with the city and hopes to start work soon.

With no further business, the meeting was adjourned at 7:53 PM