

DRAFT
RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 5, 2020 @ 7PM
Virtual Meeting

1. Call to Order: CJ Rhync, President, called the meeting to order at 7:04 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 registration and attendance sheets, and proxies will be maintained as part of the Association's permanent records for this meeting.
3. Approval of Minutes: C.J. called for a motion to approve the 2019 Annual Homeowners Meeting Minutes. It was moved and seconded to approve the 2019 Minutes as submitted. With no objection, the motion passed.
4. 2020 Board Report:
 - a. Trail/Drainage and Sidewalk: ditch cleaning has been moved from neighborhood volunteers to a hired contractor.
 - b. City Streets: The City has repaired some cracks. Barbara Miller will continue to be in contact with the City regarding street maintenance.
 - c. Entrance: Two signs with solar lights have been ordered and will be installed soon (weather permitting).
 - d. Landscape and watering recommendations: Recommendations on the website as a guide.
 - e. Off street parking: The Board will discuss and provide recommendations to homeowners.
 - OK* f. Architectural Committee: Will provide exterior color information to be posted on the website when circumstances permit.
 - g. The Development: Declarant control is ending. Homeowners will receive information on an upcoming election for three (3) Board positions.
5. Financials: Christine summarized the end of year financial projections for the 2020 Operating Budget and fielded questions.

C.J. called for ratification of the 2021 Budget. With no objections, the 2021 Budget was ratified.

6. Member Comments:
 - Members ^{*asked*} as about construction of new homes by Conquest. Darren Caldwell stated he has been waiting for approval from the City of Grand Junction. Noted the 2029 extension was a concern regarding how long buildout would last.
 - Several members asked about dust and dust storms. Once developed may help but surrounded by barren grounds.
 - Members are unable to access the RRV HOA Website using the URL. Christine has been working with the provider to fix the issue.
 - Several members had questions about the off-street parking. The Board will be discussing this issue and will provide guidance to homeowners.
 - One member complimented Darren Caldwell for the care his has taken to reduce the weeds on his property. It was asked that the Board consider a gravel walkway on behind the subdivision and a concern of coyotes. Does the Board have any intention to complete the walkway where the sidewalk ends - extending it to South Camp Road? The Board will review this.
 - Several members offered help to any members who might request/need assistance due to COVID-19.
 - Christine thanked everyone for attending and those who sent in their proxy.

With no further business, the meeting was adjourned at 7:51 PM