



2023 Annual and 2024 Budget Ratification Meeting

Wednesday, November 8, 2023, at 7:00 p.m.

Location: Wingate Elementary School

Minutes

Call to Order: Meeting was called to order by Jennifer Rhamy, President, at 7:03 p.m..

Quorum established: Jennifer confirmed there was a sufficient number of members present in person or by proxy to constitute a quorum. The annual meeting registration, attendance sheets and proxies will be maintained as part of the association's records for this meeting.

Introduction of Officers: Jennifer introduced herself and invited the Board to introduce themselves. Bernie Ferrero, Treasurer; Brenda Furnace, Secretary; Ken Dorman, Member at Large; and Darren Caldwell, Member at Large.

Approval of Minutes: Jennifer called for the adoption of the annual meeting minutes held on November 16, 2022 and the Special Meeting minutes from June 28, 2023. A motion was made by Phil Onofrio to accept the meeting minutes seconded by Terry Chase.

• 2023 Board Reports

- **HOA Services Transition:** The transition to HOA Services has gone well. At the beginning of June, CIC gave a 30-day notice with dues in July. A P.O. Box was obtained and Phil and Bernie reconstructed almost a year's worth of financials from 2022, finding our finances in good shape. A huge thanks to Bernie and Phil for all their hard work! HOA Services is a larger Management Co. and very knowledgeable about laws and regulations. They also have a formal way of doing business. They helped us get the policies up-to-date for collection of fines for delinquent dues and other violations to meet the new Colorado laws. That is one of the first things that needed to be addressed and the covenants have been changed. It does mean it will be slower collecting those violations but it also means that the HOA is complying with the law. HOA Services is willing to go through the steps to rectify those delinquencies which has not occurred in the past.
- **Contracts:** The HOA will have a contract secured by the end of the month for snow removal. The wash has been cleared out and the board is working on getting the rocks replaced from the damage in 2022.
- **Architectural:** Architectural requests have been submitted and approved in a short time frame. Vinyl fences have been approved. Reminder that an ARC request must be submitted and approval granted before installation. One shed that was in violation of the covenants has been removed.
- **Weed Abatement:** Jennifer will continue to walk through and check areas to ensure compliance. Violations can be reported to the city at 6". The board sends letters to owners at 12" after another board member confirms violation. Bids to be obtained for 2024 for weed abatement when the new pricing is available for chemicals. Terry expressed appreciation for the weed removal from the sidewalks by WD Yards and in clearing out weeds and debris.
- **Development:** Darren stated that sales are driven by the high interest rates as the financing rate is the driving force and are slow now. Rocky Knoll will be next, starting on the north end working southward.
- **Welcoming Committee:** Bernie Ferrero along with two volunteers, Sue McGuire and Sharon Blackburn have gone out to greet 9 new neighbors this year. Bernie thanked the new residents present for being so welcoming in inviting them into their homes. Thanks to the volunteers too for all their work. Bernie will not be doing the Welcoming committee next year so a volunteer/ volunteers will be needed from the board. Bernie stated they learned a lot!
- **Newsletter:** Brenda Furnace publishes the quarterly newsletter. Good feedback and appreciation given. Next newsletter will be at the end of December or first of January. Bernie gave it a great kickoff!

Financials: Bernie took over the position of Treasurer in July. First, she noticed money was not working for the HOA so monies were moved to interest bearing accounts with permission from the Board. Finances are in good shape for the upcoming year and there are no recommendations for increasing the HOA Dues at this time.



2023 EOY Projections: HOA fees are sufficient to meet the needs of the Subdivisions annual expenditures. Interest accrual from money bearing accounts is instrumental in achieving this too.

Ratify 2024 Budget: Motion was made to accept the proposed budget as amended in a handout. Changes were made in the Patio Homes income for the year and increase in insurance costs in liability and professional costs. Tyson moved to approve a motion to accept, seconded by Terry Chase. All in favor aye. One against.

Governing Documents: The board has been asked over the past year to come up with some sort of agreement on short term rentals (STR). The last newsletter shared a proposal that mimics the GJ City Council resolution of up to 3 % of the community can be STR. There are currently have 3 homes that would make 3% when all of the homes are built. Should one vacate, that would create another opening in the subdivision for another STR. The attorneys wrote that all into legal terms. The proposed amendment was passed around, one per household, to get a start in obtaining the 42 signatures needed to pass this. Anyone not here will receive a form via e-mail/mail. The goal is an agreement that sounds right for the subdivision and all voices be heard.

The covenants also were changed to include a clause that all non-resident owners provide a current address and contact . There have been issues with rental properties that have no owner forwarding information which places the tenants in an awkward position.

Bylaw Amendments: It has been 10 years since the HOA was formed. The Bylaws /Covenants are in need of updating. The process will take up to 12 months to get through legal. Residents are encouraged to offer input and change recommendations.

Election: Bernie Ferrero will not be running. Darren Caldwell and one other candidate Philip Onofrio have submitted their names for election. No other nominations from the floor. Jennifer moved to vote for Darren and Phil by acclamation since there was no competition. All present in favor, none opposed. Darren and Phil will serve for the next 3 years.

Open Forum:

A member directory for residents was requested. Email to be sent for residents to opt in or opt out of a membership directory. It will be noted that the directory will not be used for solicitations.

Meeting Adjourned: 7:49 p.m.

RED ROCKS
Valley