

2024 ANNUAL MEETING MINUTES

Red Tail Ridge HOA

October 10th, 2024; Bray Educational Center; 640 Belford Avenue Grand Junction CO 81501

The meeting was called to order by Mark Shoberg from HOA Services Inc at 3:02PM.

In Attendance

Leonard Pisciotta
Lori Parrott
Michelle Moran

Proxies

6 proxies
received.

Management

Annie Shoberg HOA
Account Manager
Rebekah Webb HOA
Agent

ZOOM:

No one showed on Zoom

With 6 proxies received and owners from 9 units represented; quorum was achieved.

Introductions

Annie Shoberg introduced herself as the HOA Manager

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Leonard Pisciotta, HOA President

Lori Pisciotta, HOA Vice President

Michelle Moran, HOA Board Member

Approval of 2023 Minutes

First motion: Leonard Pisciotta

Second motion: Michelle Moran

None opposed.

2023 minutes were approved and signed by Leonard Pisciotta.

Old or New Business

- The board was invited to introduce any old or new business for discussion.
 - Leonard started the discussion about Russ with Swanson Landscaping. October 25th the Irrigation will be ready to shut down for winterization. Rebekah will send out the email blast to all of the homeowners on October 22nd, 2024, to remind them to shut there individual valves.
 - Leonard asked about the new contract for Russ with Swanson Landscaping, Annie had found out that once it is put together Mark will send it to the board for review and Approval.
 - He also wanted to let us know that Russ, with Swanson Landscaping, is wonderful. He is also the only landscaper that has ever kept in touch with him for any reason, and the common areas are beautiful.
 - Leonard asked about the CCIOA changes.
 - Annie let the Board know about the changes. Delinquencies and Towing vehicles.
 - <https://dre.colorado.gov/ccioa-and-other-state-local-and-federal-laws>

- Rebekah from HOAServices spoke to the Board about the Stucco Wall/retaining Wall that is looking bad. There are chunks of stucco that flew off from one of the last storms which had terrible winds and massive cracks. This is not a shared wall. There was a landscape marker and a survey done. Rebekah will speak to Mark S. about this and see what the next step is.

Budget

- Annie opened discussion to members of the community for the Budget.
 - Michelle asked for a copy of the Approved budget to be emailed to her. RW will do that.
- For the Board, if you ever need assistance with the Portal, you can reach out to Mary in Accounting to set up an appointment for help.

Discussion/2025 Budget Review

The Budget is ratified by the Board and automatically approved at the Meeting unless a majority of Owners reject the Budget in accordance with the Association's Declaration, Declaration/CC&Rs, Art. 5. Section 5.04.

Motion to approve.

First: Leonard Pisciotta

Second: Michelle Moran

Budget is approved.

Elections

NO Elections this year. Term ends 2026. We will have the elections in 2026.

Adjournment

With no further business to discuss, Annie Shoberg asked for a motion to adjourn the meeting at 3:23 pm.

The meeting adjourned at 3:23 pm.

Signature

Date