

# PALMER SUBDIVISION HOA

## Palmer HOA Board Meeting Minutes

**Date:** September 21, 2024

**Time:** 11:00 AM

**Location:** 1923 Grace Ct, Fruita, CO 81521 (Lindsey Grannis' House)

### Board Members Present:

- Jeremiah McGuire - President
- Tyler Oester - Vice President
- Andy Martsolf - Treasurer
- Lindsey Grannis - Secretary

### Call to Order:

The meeting was called to order at 11:00 AM by Jeremiah McGuire.

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## 1. Water Board Discussion with Christian

- **Winterization Process:** Christian explained the winterization of the HOA pump and irrigation system, noting that homeowners need to shut off their individual valves before the pump is turned off. After draining, they must open their valves for winterization.
- **SavAtree Estimate:** The Board approved hiring SavAtree for common area winterization at a flat rate.
- **Removal of Invasive Trees:** Christian will remove two invasive Siberian Elms and the Board approved a \$30 reimbursement for disposal at the landfill.
- **Gustafson Charges:** The Board agreed to charge the Gustafsons at 1919 Grace Ct. 1/27th of various costs as they are part of the HOA irrigation system.
- **Tree Replacement Update:** Christian will contact Mark Greene for updates on tree replacements required by the County.

**Action Item:** Tyler will work on electric projections for 2025.

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## 2. Sav-A-Tree Proposal

- The Board reviewed and agreed to remove one Arbor Kelp treatment. Jeremiah will contact Teddy Hildebrandt for an updated estimate.
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## 3. ACC Members

- The Board decided to wait until after the Annual Meeting to address potential changes in ACC membership.
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## 4. Budget Update

- Andy provided a budget overview, including non-payments and projected expenses for 2024. The Board approved \$250 for two signs for HOA communication.
- The reserve contribution goal is now \$25,000 in 10 years, not including the perimeter fence replacement.
- The projected 2024 budget surplus will reduce 2025 dues.

### Action Items:

- Lindsey will investigate sign purchases and room reservations for the Annual Meeting.
  - Andy will send the final budget draft for Board approval by October 9th.
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## 5. Annual Meeting Agenda

- The Board confirmed no amendments to the CCRs. Key topics will include the 2024 budget review and communication preferences.
- Discussion on the HOA perimeter fence and potential assessments for repairs will be included.

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**6. Active CCR Violations**

- Follow-up on outstanding dues for Houck (Lot 15) and Knight. Fines for Denkins and Lara's restrictor removals will begin December 1, 2024.
- A letter will be drafted to Howrey regarding unfinished garage compliance.

**Action Items:**

- Lindsey will follow up with Knight on payment and monitor CO status.
- Jeremiah will draft a letter to Howrey.

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**7. Management Proposals**

- The Board voted to hire Red Leaf HOA Management for their streamlined online services.

**Action Item:** Tyler will contact Red Leaf for next steps.

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**Adjournment:**

The meeting was adjourned at 11:45 AM.

**Minutes Submitted by:** Lindsey Grannis, Secretary

  
Approved By- Jeremiah McGuire, President

10/19/24

Date