

Vintner's Farm HOA Annual Meeting Minutes

April 6, 2017

Meeting was held at Fruita Civic Center – Independence Room

Meeting called to order @ 7:04 pm

1. Introductions/Attendees: Tim Boothe, John & Carol Stadtis, Greg & Cynthia Burrell, Tom & Lanette Potter, Stephen Lewis, Lori Fay, John & Jinny Truzinski, Ron Boyer, Martha Conkling, Gregg Bilger, Joan Moker, David Howland, Lou & Carol Brackett, Grant & Laura Butler, Karen Taylor, Jerry & Svitlana Parsons, Marsa Larson
2. Proxies
 - a. Proof of meeting notice
 - b. Official Meeting Determination
 - i. 91 properties in association
 - ii. 90 current on dues and eligible to vote
 - iii. 61 properties required for business meeting
 - iv. 17 property owners in attendance
 - v. 9 proxies received
3. Minutes of past meeting
4. Budget Report (as of April 6, 2017)
 - a. Checking account \$858.35
 - b. Reserve Account \$31,556.42
 - c. Properties sent to collections 1
 - d. Properties on payment plans 2
5. FY 2017-2018 Budget Presentation
6. Election of Officers
 - a. Volunteered nominees – Greg Burrell, Cynthia Burrell, Tom Potter , Lanette Potter
 - b. President – Tom Potter
 - c. Treasurer – Cynthia Burrell
 - d. Secretary - Greg Burrell
7. ACC Committee
 - a. Lou Brackett
 - b. Lanette Potter
 - c. Troy
 - d. Grant Butler
8. Community Issues
 - a. Street repairs – Jerry's research states that the city of Fruita is responsible and will complete in September 2017
 - b. Trash/Doggie bags – Jerry's research states that Deep Creek is responsible for this. The HOA must order and Martha Conklin has volunteered to refill doggie bags.
 - c. Pond signage – a sign will return
 - d. Snow removal – Deep Creek is responsible for snow removal. Complaints were made that the removal around the pond sidewalks wasn't satisfactory. Complaints were encouraged to be verbalized during the season.
 - e. HOA Phone – Suggestion made to have phone assistance available for 24 hours after the irrigation water is

turned on to resolve any water issues as they may arise.

- f. Bench replacement – Concern that bench near north gazebo needs to be replaced. Jerry will review checkbook to see if he can determine where prior benches were purchased.

9. 2017 Meeting Dates

- a. June 17, 2017 at 10:00 am
- b. September 23, 2017 at 10:00 am
- c. December 23, 2017 at 10:00 am
- d. February 17, 2018 at 10:00 am
- e. April 5, 2018 at 7:00 pm – Annual Meeting

10. Meeting adjourned at 8:01 pm