

**Meeting:** Fruita Community Center HOA Meeting

**Date:** 04/16/2024

**Attendees:** Dr. Antoun (President), Judy Chapman (Treasurer/Secretary), Robert Bergen, Phyllis Bowers, Brianna and Jade (Heritage Property Management), and numerous homeowners.

**1. Opening and Quorum:** The meeting was called to order by Dr. Antoun. Quorum was established.

**2. Approval of Minutes:** A motion was made and seconded to approve the 2023 annual meeting minutes. The motion passed unanimously.

**3. Financial Report (2023):** The Treasurer, Judy Chapman, presented the 2023 financial report. Several properties were significantly behind on dues, and a few liens had been filed. The board is actively working on collections and foreclosure procedures.

**4. Community Projects and Irrigation Update:** Rob Bergen provided an update on community projects and irrigation. A key concern was the lack of irrigation water due to damaged pipes. The City of Fruita was involved in repairs, as was Clearnetowrx. The anticipated restoration of water service was set for the following Monday, but this was subject to potential further delays. Various strategies for managing the resulting lawn damage were discussed.

**5. Contract Review (Landscaping, Irrigation, Property Management):**

- **Landscaping (PB & J):** The 2024 contracts with PB & J for landscaping and lawn care were reviewed. These are annual contracts with a 30-day cancellation clause. Homeowners expressed considerable dissatisfaction with the quality of work, citing:
  - Inconsistent and poor quality lawn mowing, resulting in debris on sidewalks and incomplete work.
  - Use of string trimmers, damaging siding on homes.
  - Improper use of herbicide, leading to concerns about overspray damaging landscaping and potentially contaminating adjacent properties.
  - Failure to adequately address homeowner concerns regarding the aforementioned issues.
  - Failure to follow through on prior agreements, including promises to avoid using string trimmers and to post notices on the HOA website.
  - Damage to fences.
- **Irrigation (Pro Irrigation):** Pro Irrigation's contract for irrigation services was reviewed. The contract covers a shorter timeframe than other contracts, due to the shorter irrigation season. Homeowners expressed concern over the lack of sufficient water pressure in some areas, leading to lawn damage.
- **Property Management (Heritage):** Heritage Property Management's continued contract was discussed. Homeowners expressed concerns about:
  - Lack of responsiveness and communication, including failure to notify homeowners about planned landscaping and fertilization activities.

- Lack of updates to the HOA website.
- A lack of accountability for contractors' performance and failure to address homeowner concerns promptly.

#### **6. Action Items Regarding Landscaping and Irrigation:**

- Heritage was directed to immediately improve communication with the homeowners by posting regular notices on the HOA website and actively addressing homeowner concerns promptly.
- Homeowners were instructed to fill out a form, available online, to communicate any landscaping or irrigation-related problems and to request specific modifications to services, including opting out of herbicide treatments.
- The board will pursue the appropriate channels to hold contractors accountable for the quality of their work and address complaints promptly. This includes the potential for the board to re-evaluate the contracts if performance doesn't improve.
- The board members emphasized their commitment to improving communication with homeowners and addressing their concerns.

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**7. Bylaws Amendment:** A proposed amendment to the bylaws was discussed. Concerns were raised that the amendment regarding annual meeting notices did not comply with relevant state law. The amendment was reviewed and revised to comply with legal requirements, specifying that the annual meeting will be held in April.

**8. Budget Review and Approval:** A fourteen percent increase in management fees proposed by Heritage was met with significant resistance. Extensive discussion centered around the lack of accountability and responsiveness by Heritage over the previous year. The process for community review and vetoing of the budget was reviewed. Despite several homeowners' objections, a motion to approve the budget as presented was made and seconded. The motion carried.

**9. Board Nominations and Elections:** Three board positions were up for election. One member declined re-election. Hayden Janssen was nominated and elected to fill the vacant position, creating a five-member board.

**10. Open Forum:** Various additional issues were discussed in open forum including:

- Playground equipment needing repair.
- Missing manhole covers.
- Vandalism of park property.

**11. Adjournment:** The meeting adjourned.

#### **Action Items for Follow-Up:**

- Heritage to implement improved communication strategies immediately (website postings, prompt response to homeowner concerns).

- Development of a standardized online form for homeowner requests and complaints regarding landscaping and irrigation.
- The board will engage in ongoing communication with PB&J and Pro Irrigation to ensure service quality and responsiveness.
- Repair and maintenance of playground equipment.
- Repair or replacement of the missing manhole cover.
- Consideration of additional measures to address vandalism.

X AA

Date April 7, 2025

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