

Windsor Park Homeowners Association

Annual Meeting Minutes

March 30th, 2023

Meeting began at 6:00 PM.

Introduction of Board of Directors:

- President: Phillis Bowers
- Secretary / Treasurer: Judith Chapin
- Board Member: Rob Bergen (absent)

Introduction of Heritage Property Management Team (HPM):

- Barbara Butzen & Brieana Molinari

Members Present: Christine Shupe, Judith Chapin, Phillis Bowers, Rebecca Kiefer, Sherine Antoun, Kristine Moore & Ryan Bradford, Janet Phillips, Jack Ledingham, Kevin Millard, Kimawio Harrison, Bob & Deana Eicher. [4 proxies received, 16 properties were represented either in person or by proxy. Quorum was not met]

2022 Annual Meeting Minutes were approved as written. HPM will post minutes to the webpage. M/S/C 0 opposed.

Unfinished Business:

- The pump house project was completed last year.
- Park Project:
 - Grass on berm areas is dying and it will not be financially responsible to keep putting money into it. PH levels in soil are not ideal.
 - The area is planned to be xeriscaped.
 - A committee is needed to help research and create a design.
 - The Association is striving for minimal water usage in this area.
 - Currently the project is cost prohibitive.
 - This project will not affect the playground area.
 - The Association will save money on water and landscaping maintenance once project is completed.
 - Colorado laws are changing concerning water regulations and xeriscaping. The Association wants to be ahead of these changes.
 - Comment made that poor maintenance could be contributing to the problem.
 - Comment made that green looks better and many children play in the neighborhood that would benefit from the Association keeping the lawn.
 - Lawns were aerated this last year but may not have been in the previous 6 years.
 - Comment made that annual lawn maintenance should be a priority that the Association should be paying more attention to.

New Business:

- Homeowners questioned why WD Yards was contracted for the 2023 landscaping season.
 - Few companies are large enough to care for the large amount of common area the Association has.

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- There have been 5 different landscapers in the past and they have not been able to do satisfactory work.
- Suggestion made to spread out or cycle the work being done so that a team of 4 people could complete it in 3-4 days instead of using more people and completing the work in 1 day.
 - Comment made that this would not work as the entire irrigation system would need to be reprogrammed.
- Comment made that WD Yards has failed to clean up trimmings after mowing.
- Comment made that the V pans located at the storm retention pond have not been maintained. This kind of maintenance is required by the city of Fruita.
- Comment made that snow accumulation is creating a lack of proper drainage and will lead to structural damage over time. Snow removal is necessary.
 - Homeowners are responsible for removing snow from their individual sidewalks in front of their homes.
- Comment made that cul-de-sacs are private streets, and the Association does not cover street cleaning.
- Discussion concerning replacing grass in driveways with pea gravel.
 - If any homeowner is interested, they need to put in an ACC request first. This will enable the Association to properly address the irrigation.
- Comment made that Homeowners are frustrated with the lack of communication from previous management companies. Homeowners were encouraged to contact HPM as soon as they have a complaint so that it can be investigated and hopefully resolved in a timely manner.
- Discussion concerning short-term rentals.
 - Several attempts have been made in the past to amend the CCR's with specific wording to address short-term rentals however, not enough responses from Owners to approve the amendment were received.

2023 Proposed Budget:

- Landscaping, irrigation, and electricity will be a few of the Association's largest expenses this year.
- The law office in Denver is no longer providing services for the Association which will save over \$3,000 in 2023.
- Comment made that the pond should be cleaned out again at the end of 2023.
- Comment made that the pond should also be aerated throughout the season to prevent algae from accumulating.
- Comment made that it would have been helpful to break out the pump house project expenses into separate line items for last year.
- Motion to approve proposed budget as written. M/S/C 0 opposed.

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Nomination and Election of Board Members:

- Sherine Antoun was nominated to serve on the Board.
- Kevin Millard self-nominated to serve on the xeriscaping committee.
- Ryan Bradford volunteered to continue serving on the ACC committee.
- Phillis Bowers and Judith Chapin volunteered to continue serving on the Board.
- Motion to approve all nominations. M/S/C 0 opposed.

Open Forum:

- Comment made that vandalism has been a problem. Fences are damaged frequently.
- Comment made that vandalism may continue to be a problem. The culprits would need to be photographed or filmed committing the act before a report could be filed with the police.
- Rob will continue to repair and maintain the fences.

Meeting was adjourned at 7:03 PM.

Minutes taken by:

Brieana Molinari

Heritage Property Management