

Chipeta Heights Homeowners Association, Inc.

President: Alicia DeVore

Treasurer: Kris Mort

Secretary: Billy Diaz

Chipeta Heights Homeowners Association, Inc. PO Box 271 Grand Junction, CO 81502

Chipeta Heights HOA – Annual Board Meeting Minutes – July 15, 2020

The Annual Chipeta Heights HOA meeting was held on Wednesday, July 15, 2020, at the Chipeta Heights Golf Course Clubhouse. There were 10 homeowners present and two (2) proxy votes were received by the HOA.

A total of 24% of the residences were in attendance and/or represented (12 of 50 allowed to vote).

President Alicia DeVore called the meeting to order at 6:10 pm.

Introductions of Board Members, Total Property Management West (Dan Trusty & Donna Reynolds) and Homeowners

- Total Property Management West – Contact Information was provided as follows:
 - (970) 216-2930
 - (970) 270-1961

President Alicia DeVore recapped at a high level the minutes from last year's meeting, May 7, 2019.

A motion to approve the minutes was made by Mike Day. Don Bailey seconded. Approved unanimously.

The next topic of discussion was the **2020-2021 Budget and the assessment increase** (HOA dues increase). **Landscaping** costs have significantly increased and the HOA now has a property manager to help advise and guide the HOA through the State rules and regulations. Five landscape companies were contacted and only three provided bids. The HOA went with the lowest bid of \$7,400; however, due to lack of weed control, and ongoing quality issues, a new landscaper was hired in July 2020, M&L Landscaping. The expectation is to keep the property looking sharp, weed free, and with a keen eye for the needs of ongoing maintenance by pulling debris out from underneath plants, bushes and trees so that the roots can get air necessary to thrive. Also, if we do not have volunteers to clean the filters, flush the main lines and be on the call-tree list for emergency water shut off, then these tasks will need to be included in the scope of work for next year's landscape bid, which will further increase the landscaping costs of the HOA.

Today, Don Baily handles all of the this, Rick, Jack and Alicia are currently on the emergency water call-tree; however, we need additional people to clean filters once per week. If we have enough volunteers, then cleaning of the filters per week would calculate to around 4 or 5 times per volunteer for the summer. Again, Don handles all of this and it's important that others help to do this work to keep the HOA dues as low as possible. Kris Mort felt that the look and feel of the HOA property and nice-looking landscape and maintained yards of the homeowners helped sell her home. She further qualified that she doubled her equity in her home. A comment was made regarding one of the properties that has a fence with three different color variations. Alicia explained that she would get to that very subject for the violations and Nine (9) policies listed further down on the agenda.

Robert Webster raised the question regarding the need for a reserve fund since we are a non-profit entity. In the HOA CCRs, a **reserve fund** is stipulated and required by the HOA to keep reserves in a separate account for repairs, emergencies, and other unforeseen or unexpected costs of the HOA property. Brian Rasmussen inquired how long the increase of \$60 would realistically sustain the HOA. Alicia replied until 2022, with the ever-increasing costs of landscape and the turnaround of cleaning up the plants, bushes, trees, and ongoing maintenance, she believed another assessment increase would likely occur in 2022. Brian qualified that we should increase the HOA dues to \$300. He exemplified that when he lived in Denver, they were paying \$160 per month for their HOA dues, and that \$200 per year was very low. Larry Foster stated that many homeowners were not here tonight due to COVID19, and that they should have a say and asked what our declarations state for their representational vote. Donna, from Total Property Management, qualified that in the declarations, the Board has the authority to create the budget per the expenses of the HOA and can increase the HOA dues without a homeowner vote due to the is specific language in the declarations. The only time a vote would require a 67% of the homeowners is if the assessment would go over \$1,000, or if an special assessment of additional funds were required to pay for an emergency repair that went above and beyond the reserve amount. Mike Day qualified that this can happen. Brian again emphasized the need to increase it now to avoid a future special assessment. Aaron Juarez explained that we should keep the increase to \$60 since the budget already went out to everyone, and if we change it tonight, it could create an undesirable discussions where the Board would have to further engage in conversations to explain and validate the additional \$40 bringing it to \$300 per year, consensus was achieved that \$260 would be the new assessment charged to each homeowner for 2021.

Trees issues were discussed as many have died and have since been removed. Dean Fortik made a suggestion that we need to place a barrier (or wrap) around the base of the tree so trimming does not continuously hit and remove the bark. This is extremely bad for the trees. The HOA will look into that and review with M&L Landscaping.

Action Item: Place barriers or wraps around the base of the trees so the trimmer does not continuously cut into the bark. Review with M&L Landscaping

Alicia moved on to the next agenda item: **Volunteers**. She stated that she would send out an email to see if other homeowners would like to sign up for the following tasks needed in keeping expenses down:

Architect Control Committee (ACC)

- Brian Rasmussen
- Open Vacancy
- Open Vacancy

Filter Cleaning

- Dean Fortik
- Larry Foster
- Open Vacancy

Emergency Water Turn Off – Call Tree

- Dean Fortik
- Larry Foster
- Robert Webster

Alicia recognized Don & Virgie Bailey for their large donation, time, and creativity to beautify the NE Entrance into Chipeta Heights subdivision. She presented an interim paper plaque and has ordered the plaque where it will be placed on the NE Entrance dedicated to Don & Virgie as follows:

**Chipeta Heights
Beautification Project 2020**

Bailey's Island

Dedicated to Don & Virginia Bailey for their donation, vision, creativity and landscaping beautifying the NE Entrance of Chipeta Heights

Nine (9) Policies of CCIOA

Alicia happily announced that eight of the nine policies have been completed and are now listed on the **HOA Website at: ChipetaHeightsHOA.com**

The reserve study will be completed in the next few months.

Alicia also announced that the Covenant Enforcement Policy required an amendment due to an ongoing yard maintenance issue with one homeowner refusing to resolve the violation charged against this homeowner. In fact, prior to the meeting, two homeowners approached Alicia and complained about the fence, yard and overall lack of lawn maintenance bringing down the value of others' homes for the entire subdivision. Alicia explained particular property triggered the amendment so that if violations are not corrected than an ongoing fine of \$100 will be assessed every 30 days, post 2nd letter notification and fine. The fine enforcement occurs over a 12-month period, and after the 12-month period has ended, the process starts all over again. Alicia stated that the goal is to ultimately correct and/or resolve the violation and not to charge fees to homeowners. She further announced that a lien will be placed on the property but most importantly, if necessary, a suit will be file to place a money injunction against the property to further enforce this policy. Alicia explained that this particular homeowner continues a pattern of behavior where year after year, the yard maintenance is severely lacking. Don Bailey further qualified that he had to place a lien against the property in previous years further validating the pattern of behavior for this property. Alicia's final statement was to get the word out that if you choose to violate the CCRs then it will cost you to continue to do so.

Alicia also explained **subsequent violations** in a 12-month period as follows for the Covenant Enforcement Policy:

If you have a violation, and you correct it, then a few months later the same or similar violation occurs, then you are "deemed" a repeat offender and you will be assessed a fine of \$250. Tim Higgins inquired if this violation would also have a continuous fine of \$250 every 30 days if the violation is not corrected or resolved. Alicia stated that this is not stipulated in the policy but would definitely look into it. Again, the purpose of the CCRs is to discourage violations in the first place. We don't want the money; we want adherence of the CCRs so we can retain the value of our homes should the situation arise that required homeowners to sell their homes resulting in winning the highest price possible.

Alicia stated that trash cans were placed on the agenda as this is something the HOA has not really enforced consistently but will be doing so moving forward. Please place trash cans behind a fence or some structure so that they CANNOT be viewable from the street. If a structure is built to hide the trash can, it would need to be sent to the ACC for review and approval.

Discussion followed regarding the vehicle playing the loud music in the neighborhood. The HOA did send a letter to this homeowner but now there may be another vehicle playing loud music. Alicia requested that any information be forwarded to the HOA email with license plate number, which home this vehicle parks and other helpful information so we can address it.

Other concern is Vista Hills Drive & Granite Pkwy intersection as many cars speed through it. A stop sign inquiry was completed a few years back according to Don Bailey and a stop sign would not resolve the issue but exacerbates the speeding for the stretch of road that proceeds the stop sign as the cars will speed up to get to the next stop sign. Someone suggested installing speed bumps, but not sure this is a viable option. The HOA will discuss it but it's really not an HOA issue as it is a public street.

Lastly, Alicia stated that she listed this violation: **Quiet enjoyment of the property** due to the fact that many homeowners have been ill (unrelated to COVID 19) and one terminal. She asked that everyone spread the word to please be cognizant of loud noise so that those who are in the healing process by resting (sleeping) can do so without noise interruption. Sleep greatly enhances recovery. PLEASE be aware of noise that you create and at what decibel level the noise is measuring (e.g. playing loud music while driving around the neighborhood).

Common Violations:

- Trailers/RVs | Weeds | Trash Cans (not behind fence) | Quiet enjoyment of the property

Aaron Juarez requested that the sprinkler control box attached to his fence be relocated as the recent violent windstorm has caused the post that holds the fence and the control box to come loose. Alicia will ask Dan Trusty to work with Aaron to relocate the control box and work with Aaron on the repairs.

Action Item: Relocate the sprinkler control box off B Road.

Board Election for 2020-2021

Larry Foster nominated Alicia DeVore as President again for continuity of all the ongoing enhancements and projects in play. Brian Rasmussen seconded the motion. Approved unanimously

Alicia DeVore nominated Billy Diaz as Treasurer due to his expertise in Investments, which is what he does for a living as a Financial Advisor. Larry Foster seconded the motion. Approved unanimously.

Alicia DeVore nominated Larry Foster as Secretary. Don Bailey seconded the motion. Approved unanimously

Open Forum:

Lights on the American flags at night was recommended by Larry Foster for those homeowners who display our country's flag. The HOA will post United States Flag etiquette on the HOA Website to help educate others on how to respectfully display the United States Flag appropriately at night.

Alicia adjourned the meeting at 8:03 pm

Respectfully submitted by:


Alicia DeVore, Chipeta Heights HOA President

7-19-2020
Date