

Chipeta Heights Homeowners Association, Inc.

President: Alicia DeVore | Treasurer: Billy Diaz | Secretary: Larry Foster

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

Chipeta Heights HOA – Annual Board Meeting Minutes – May 18, 2021

The Annual Chipeta Heights HOA meeting was held on Tuesday, May 18, 2021, at 220 Vista Hills Drive backyard. There were 20 homeowners present and zero (0) proxy votes were received by the HOA.

A total of 40% of the residences were in attendance and/or represented (49 of 51 allowed to vote).

President Alicia DeVore called the meeting to order at 6:32 pm.

Introduction of Board Members and Attendees

Alicia DeVore, President presented Don & Virgie Bailey a gift for their continuous efforts on the NE Entrance of Chipeta Heights. Applause from the crowd followed.

HOA President, Alicia DeVore, recapped at a high level the minutes from last year's meeting, July 15, 2020. A motion to approve the minutes was made by Cassie Randall. Cheyenne Diaz seconded. Approved unanimously.

The next topic of discussion was the **2021 Budget and the assessment increase** (HOA dues increase) to **\$300**. Landscaping costs continue to increase, and the HOA had a few one-time unexpected costs: both irrigation pumps require repair and replacement parts, and the wooden fence along 29 & B Road was surveyed to legitimize ownership. The fence is located on each individual lot and not on the HOA property marked as Tract F. The wooden fence is owned by each individual property owner.

Alicia qualified the Reserve Study has been completed and is now posted on the HOA Website. Two Reserve Accounts were setup at Bellco Credit Union: One Money Market Account and a Three-Month CD, which will be renewed every three months to continue accruing interest payments.

Alicia explained the HOA Reserve Accounts were \$8,000 and some dollars short of the Reserve Study total. Brian Rasmussen recommended that we increase the HOA Assessment to \$350 to chip away at this difference. Alicia supplied that the HOA, if the remaining costs stay on track, should carry a balance forward of around \$3,500 and she would take approximately \$1,500 and move it to the Reserve Funds at the end of 2021. This would provide a cushion of funds above and beyond the budget should another large, unexpected expense occur. This approach could be continued in the years to come to reduce the difference and finally match the Reserve Funds to the Reserve Study dollar estimation. The Reserve Funds are for unexpected costs so that the HOA does not have to hold a Special Election to assessment individual homeowners \$500 or some unknown large one-time amount to cover an emergency expense.

HB21-1229 – CCIOA Transparency Bill was reviewed at a high level and the HOA is in compliance with the majority of the bill. The secret ballot and the prohibiting of appointment of directors to fill vacancies where the remaining term exceeds 60 days instead of requiring a special election has not been an issue with our HOA to-date.

Retaining an HOA Attorney (discussion only) and the underlying reasons for this agenda topic were as follows:

1. The HOA Nine Policies should be reviewed at some point by either an attorney or someone who specializes in this area of law.
2. The continuous changes to CCIOA Laws and the interpretation of these ever-changing State Laws (CCIOA Bills).
3. Collecting fines and HOA Assessments after a lien has been placed on properties.
 - a. A property homeownership can continue on for years and the HOA never collects the money in a reasonable timeframe causing HOA Assessments to increase.
 - b. The true goal, the enforcement of the CC&Rs, when a property goes into a disrepair state.
 - c. Liens against homes is insufficient to motivate property homeowners to take the necessary action to maintain the look and feel of the overall community.

Renee Patton presented several questions regarding the cost of hiring an attorney to address each individual situation vs retaining an attorney on an ongoing basis. Billy Diaz qualified that the law firm out of Denver specializes in HOA Community Law and their cost is equivalent to a Property Manager with all the added benefits of reviewing documents, correspondence and other HOA artifacts ensuring they would hold up in court when necessary. Alicia further qualified that this law firms also discounts the hourly rate should the HOA need to go to court for unpaid fines or assessments, or any other legal action required by the HOA. Renee stated that when a home is sold, the transfer of property through the closing of the sale would force payment of the lien against the property. Alicia agreed and explained that the HOA will be collecting \$250 for a subsequent fine where the homeowner refused to remove a trailer or put it behind a privacy fence. This home just went under contract and the HOA will collect this fine through a sale of this person's home.

Alicia further explained that there is one property owner where fines were assessed but have since been unable to collect payment. The fines go back to 2020 and the property continued to be in a state of disrepair up until recently (unique situation). Alicia said at what point should the HOA take action against this homeowner. Renee questioned that hiring an attorney for the one-off situation seemed to be more cost effective. Alicia replied why this topic is on the agenda to gather input from the homeowners as they may have information that the Board may not have or has had the time to research. The Board's intention was to gather feedback and see if there were other creative solutions. Harry Perry suggested contacting a local attorney. Alicia replied that she had contacted two attorneys', and both requested \$1,000 for a retainer; however,

however, Alicia thought it would be worth asking to see if they would negotiate should we get other HOA's involved and do something similar to what this Denver law firm was doing on the Eastern Slope. Alicia found this Denver law firm through another HOA. The law firm out of Denver is Altitude Community Law Firm.

Alicia reported the most common violations were trailers, weeds, and quiet enjoyment of the property.

The HOA raffle was held, and the following were winners of \$100 off 2022 HO Assessment:

- Angela Simpson
- Alicia Ramirez

Board Election was held, and no one volunteered, and no one nominated anyone. Alicia explained that per the By-Laws, she is not able to serve as the HOA President. Angela Simpson asked if the By-Laws can be changed so Alicia could remain HOA President. This can be completed by amending the HOA By-Laws, this is another example why an attorney would be valuable.

Alicia talked with Billy and explained to the homeowners in attendance that since no one volunteered by default the current Board must remain in place per the By-Laws; however, the current Board would change positions as follows:

- Billy Diaz, HOA President
- Larry Foster, Treasurer
- Alicia DeVore, Secretary

The motion was made by Don Bailey, and Brian Rasmussen seconded the change to the Board. The motion passed unanimously.

Don Bailey encouraged all the homeowners to take a turn being on the Board so that this is not left to those who volunteer their time year after year. Further discussion occurred and the basic message is that everyone needs to take a turn.

Alicia explained that she needs assistance with writing violation letters, checking the property and researching CC&Rs to ensure a violation had occurred. She said the most time-consuming piece was writing the violations letters to ensure the details were included so that it would hold up should the situation end up in court.

Question and Answers:

Don Bailey reminded everyone that the HOA is a non-profit and that the homeowners could donate money to the HOA for a tax write-off. This money would go toward the continuous improvement of the property planting flowers, bushes and trees. Alicia said she posted this information the website, and if a donation was made, she would send an electronic receipt for their tax reporting. Brian Rasmussen and Leroy Jensen each donated \$100 for the HOA

Continuous Improvement Funds. The Chipeta Heights HOA Continuous Improvement Fund was founded by and through Leroy Jensen and Brian Rasmussen for a total of \$200.

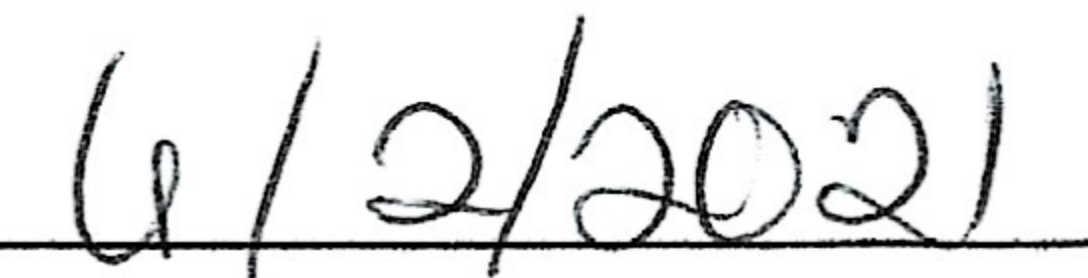
Sabrina Juarez requested the HOA write a letter to the City of Grand Junction to light up the stop sign off B & 29 Road as there are an abundance of accidents that occur at this intersection. Alicia further stated that she worked with the District Attorney's office over the hit and run that occurred last year and the case went court. Further the HOA did collect insurance money to replace the very same tree the was hit a few years ago. Lauren Pitt stipulated this is a very long process to go through with the City. Tim Higgins thought a petition could be started where all the homeowners sign the petition and send it to the City. Alicia will research what is needed for a petition to improve and reduce accidents at the corner of 29 & B Road.

Alicia thanked everyone for coming and adjourned the meeting.

Meeting Adjourned at 7:42 pm

Respectfully submitted by:


Alicia DeVore, Chipeta Heights HOA President


Date

Board Member, Larry Foster, was absent from the meeting due to illness.

CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION
PO Box 271 Grand Junction CO 81502

NOTICE OF ANNUAL MEETING FOR CHIPETA HEIGHTS HOA

When: May 18, 2021 at 6:30 p.m., Tuesday

Where: – Don & Virgie Bailey's Backyard – 220 Vista Hills Drive (please bring a chair)

AGENDA:

Call to Order

- I. Introduction of Board Members and Attendees
- II. Old Business
 - A. Meeting Minutes
- III. New Business
 - A. Review of Budget 2021
 - B. HOA Assessment (Dues) Increase
 - C. Reserve Study – all Nine (9) Policies now complete
 - D. Reserve Accounts: Money Market & Three-Month CD
- IV. HB21-1229 – CCIOA Transparency Bill
 - A. High Level Overview – Is our HOA in compliance with this new bill?
 - B. For a more in-depth review, please visit <https://altitude.law/> and search on keyword “HB21-1229”
- V. Retaining an HOA Attorney (*Discussion ONLY*) – Altitude Community Law Firm
- VI. Common Violations: Trailers, Weeds, Quiet enjoyment of the property
- VII. Raffle
- VIII. Board Election
- IX. Question and Answers
- X. Meeting Adjournment

Please visit our website at <https://chipetaheightshoa.com/> for the following documents:

- 2021 Budget
- Electronic copy of the Chipeta Heights HOA Annual Meeting Agenda
- Annual Meeting Notice Flyer
- Proxy Form

CHIPETA HEIGHTS HOMEOWNERS ASSOCIATION, INC

PO BOX 271, Grand Junction, CO 81502

2021 Proposed Budget

Carried Forward Balance from 2020		\$18,549.67
Current General Account Balance		\$12,124.35
HOA Fines Owed to HOA from Violations+liens		(\$1,226.51)
HOA Dues Collected (includes interest)		\$13,036.48
HOA Transfers/Refunds/Credits		\$60.00
HOA Dues Owed (plus interest accruing)		(\$278.68)
Total HOA Dues		\$13,096.48

2021 Budget 01/01/2021	
HOA Expenses:	Amount
Insurance	\$554.58
*Utilities	\$690.00
*Landscape Contract	\$9,770.00
*Landscape Other (two pumps, tree, move sprinkler box)	\$2,550.00
*Snow Removal 2" threshold	\$450.00
Taxes - Non-Profit	\$140.00
*Office Supplies + Misc Items	\$215.00
*Liens	\$52.00
USPS	\$118.00
*Reserve Accounts	\$0.00
Website	\$114.00
Surveyor	\$355.00
Raffle 2021	\$200.00
Total HOA Expenses	\$15,208.58

Year Ending 12/31/2021	
Expenses Paid	Budget Remaining
\$554.58	\$0.00
\$65.53	\$624.47
\$2,340.00	\$7,430.00
\$2,180.00	\$370.00
\$300.00	\$150.00
\$140.00	\$0.00
\$195.69	\$19.31
\$13.00	\$39.00
\$118.00	\$0.00
\$0.00	\$0.00
\$114.00	\$0.00
\$355.00	\$0.00
\$200.00	
\$6,575.80	\$8,632.78

HOA Reserve Fund (CD & Money Market)	Amount
Three Month CD (To be renewed every 3 mos)	\$4,000.87
Money Market	\$2,000.58
Membership Account	\$25.00
Total HOA Reserve Funds	\$6,026.45
Reserve Study	\$14,044.65
Difference of Reserve Funds & Reserve Study	(\$8,018.20)

Budget (+/-)		(\$2,112.10)
Allocation Per Homeowner	51	(\$41.41)
2021 HOA Dues	(\$260.00)	
2022 HOA Dues	(\$301.41)	

Estimated Carried Forward Balance to 2022 (portion paid to reserve accounts)

\$3,491.57

*Amount can vary

Chipeta Heights HOA Annual Meeting Notice

Tuesday, May 18, 2021

Time: 6:30 pm

***Location Change:** Backyard of Don & Virgie Bailey's home at 220 Vista Hills Drive

- *(iced tea and cookies will be served)*

Seating: Bring a chair and your favorite beverage as we will continue social distancing!

❖ **To entice participation, we will be holding a raffle for two homeowners to win \$100 off their 2022's HOA Assessment (HOA Dues)**

Not able to attend, no problem!!

A proxy form can be downloaded off the HOA's website at [ChipetaHeightsHOA.com](https://chipetaheightshoa.com) so you can designate someone to vote on your behalf or you may choose one of the Board Members to vote on your behalf!

You can leave your proxy form with a neighbor or mail it to:

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