

# **Chipeta Heights Homeowners Association, Inc.**

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

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

## **Chipeta Heights HOA – Annual Board Meeting Minutes – April 6, 2022**

The Annual Chipeta Heights HOA meeting was held on Wednesday, April 6, 2022, at Chipeta Heights Golf Course Clubhouse. There were 26 homeowners present and zero (0) proxy votes were received by the HOA.

A total of 50% of the residences were in attendance and/or represented.

HOA Secretary, Alicia DeVore called the meeting to order at 6:00 pm.

Introduction of Board Members and Attendees along with Eric Rink from the City of Grand Junction.

### **Meadow Point Court – Road Construction**

Eric explained the following to the homeowners.

- Ute water had a leak and had since been repaired
- The water leaked cause the road to fail creating a large dip in the road.
- The City of Grand Junction estimates mid to late fall road construction
- Communication will be sent to individual homes with a front door flyer two weeks prior to the start of the construction.
- Road construction will occur between 8:00 – 5:00 pm (during business hours)
- The Road Crew will work homeowners who need to enter and exist their driveways including emergency vehicles.
- Estimated duration of the road construction approximately four (4) days.
- Eric provided several business cards should further questions arise.

HOA Secretary, Alicia DeVore, recapped at a high level the minutes from last year's meeting, May 18, 2021. A motion to approve the minutes was made by Mike Dae. Don Bailey seconded.

Approved unanimously.

The next topic of discussion was the **2022 Budget and the assessment increase** (HOA dues increase) to **\$350**. Landscaping costs continue to increase, and the HOA had a legal dispute where the Covenant Policy was updated by Andrew Teske from Hoskin, Farina, Kampf Law Firm. Also, a hearing letter and complain form were created for the HOA to handle future violations and Board Hearings.

Alicia qualified the Reserve Study needs to be updated very soon due to the increase in costs. Alicia moved \$10,000 into the Money Market Reserve Account and from the Money Market Reserve Account \$3,000 was moved into the Three-Month CD Reserve Account to help build interest. Monies from the Money Market Account will be incrementally moved back to the checking account to pay bills over the year.

### **Irrigation Water Emergency Fees**

Discussion regarding who can be on the call tree, so homeowners do not have to call Peaceful Valley and be charged a fee to shut off and then back on the irrigation water to the subdivision when an emergency occurs.

- Don Bailey
- Mike Schulte
- Mike Park
- Rick Specht
- Justin Brewner

Board Election was held, and no one volunteered, and no one nominated anyone. Discussion followed and these homeowners will replace the current HOA Board as follows:

- Alysha Moore – President (new homeowner)
- Mike Schulte – Treasurer
- Alicia Ramirez – Secretary
- Alicia DeVore – Consultant and will remain in office to consultant and transfer knowledge to the new HOA Board.

A motion to approve the new HOA Board Members was made by Mike Dae. Renee Patten seconded. Approved unanimously.

The HOA raffle was held, and the following were winners of \$50 off 2023 HOA Assessment (dues):

- Renee Patten – donated her winnings to Alysha Moore for volunteering to be on the HOA Board
- Billy Diaz – donated his winnings to the HOA Continuous Improvement Fund (\$50)
- Mike Dae – donated his winnings to the HOA Continuous Improvement Fund (\$50)
- Kathy & Robert Seedroff – donated their winnings to the HOA Continuous Improvement Fund (\$50)

### **Property Manager Committee**

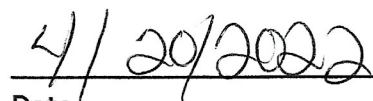
- Mike Park
- Mike Schulte
- Harry Perry
- Bob Webster

Alicia thanked everyone for coming and adjourned the meeting.

Meeting Adjourned at 7:28 pm

Respectfully submitted by:

  
Alicia DeVore, Chipeta Heights HOA Secretary

  
Date